

CONSERVATION COMMISSION
Minutes of a Meeting – January 22, 2026

The City of Methuen Conservation Commission held a hybrid meeting via in-person and Zoom video conferencing (VC) on January 22, 2026, at 7:00 p.m. in the Searles Building, 3rd floor Great Hall, 41 Pleasant Street, Methuen, MA 01844. Present for this meeting were Matthew Davidson, Chair; Dave Di Zazzo, Vice Chair; and Commissioners Sandra Boulay and Rachel Lecher. Also present were Conservation Officer Chris Parsons and Conservation Clerk Amy Priante-Walkowicz. Absent were Commissioners Ken Sateriale and Cara Seaman.

Chairman, Matthew Davidson, announced that, Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted via remote means in accordance with applicable law. This means that members of the public body, as well as members of the public, may access the meeting via virtual means. The meeting may be accessed remotely via Zoom video conferencing (VC) by contacting the Conservation Office. When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting may do so by in-person attendance, or by accessing the meeting remotely, as noted above. For this meeting, members of the public who wish to listen/watch the meeting may do so in the following manner: to be contacted by phone or by VC, please contact the Commission Office. In the event that access and participation are not achieved, then the Commission will post, on the City of Methuen website, an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting. The following are actions, comments, and concerns regarding the information submitted for the Commission's meeting of January 22, 2026.

I. **NOTICES OF INTENT:** None

II. **CALL TO ORDER:** 7:03 pm

III. **ACCEPTANCE OF AGENDA / AMENDMENTS (IF ANY):**

Motion made by Mr. Di Zazzo, seconded by Mr. Lecher, so voted UNANIMOUS to ACCEPT the Agenda as posted.

IV. **ACCEPTANCE OF MINUTES:** None

V. **NEW BUSINESS:**

A. **Request for Determination of Applicability #26-001 – 154 Butternut Lane – Ali Razvi – Adel Shahin, ALPA Consulting**

Adel Shahin of ALPA Consulting presented the project to the Commission on behalf of the applicant. Mr. Shahin stated that the proposed plan is to create a two-car garage with living space above within the existing driveway space, remove and then replace the existing deck in the back of the house, move the existing shed further away from the resource area, and repave and widen the driveway. Mr. Shahin stated that he was reaching out to Patrick Bower from the Department of Public Works (DPW) about possibly removing a piece of the curb to widen access to the driveway.

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Mr. Parsons noted that the applicant is not removing vegetation, and that the work of installing the foundation is within the existing driveway footprint, and expanding the driveway is occurring far enough away from the wetlands that it will not encroach on the wetland area.

Mr. Di Zazzo asked if the proposed new deck is going to be in the same location as the old deck, to which Mr. Shahin stated that yes, the deck will be in the same location and will be widened slightly.

Motion made by Mr. Di Zazzo, seconded by Ms. Lecher, so voted UNANIMOUS to ISSUE a Negative 3 Determination under the State and Local with Special Conditions 1-13.

VI. OLD BUSINESS:

A. Notice of Violation #25-004 – 30 Brown Court – Henrique Alves (Continued from 12/18/2025)

Mrs. Priante-Walkowicz read a memo into the record from Maureen Herald of Norse Environmental, requesting to continue this item to the 2/5/2026 meeting to allow time for her to finish her restoration report.

Mr. Parsons noted that the ground is frozen and covered in snow, and the homeowner will not be able to start removing the fill that is in violation until the ground thaws.

Motion made by Mr. Di Zazzo, seconded by Ms. Lecher, so voted UNANIMOUS to CONTINUE this item to the 2/5/2026 meeting to allow time for a restoration plan to be finished by Maureen Herald of Norse Environmental in preparation for drafting an Enforcement Order.

B. Notice of Violation #25-014 – 134 Meriline Ave. – C & A Enterprises, LLC (Continued from 1/8/2026)

Mr. Parsons stated that the fence and dumpster that were on private property have been moved into the homeowner's yard, and the dumpster needs to be removed from the property, as it is full. He noted that the excavated dirt and footings that were dumped in violation onto the Bank cannot be removed until the ground thaws, and recommended that this be continued to a March meeting.

Motion made by Mr. Di Zazzo, seconded by Ms. Lecher, so voted UNANIMOUS to CONTINUE this item to the 3/5/2026 meeting to allow time for the weather to improve so that the dumpster and the remaining debris may be removed from the site.

C. Certificate of Compliance – DEP #219-1311, MCC #24-015 – 14 First Ave. – Nancy Clifford – Stowers Associates, Inc.

Mrs. Priante-Walkowicz read a memo into the record from Felix Garcia of the Engineering Department/DPW stating that, according to the as-built plan received, the project appears to be in compliance with the approved plan, and he recommends that the Commission issue a Certificate of Compliance for the project.

Mr. Parsons stated that he inspected the site and also found it to be in compliance.

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Motion made by Mr. Di Zazzo, seconded by Ms. Lecher, so voted UNANIMOUS, to ISSUE a Certificate of Compliance for this project and release of the associated bond.

VII. CONSERVATION OFFICER'S REPORT:

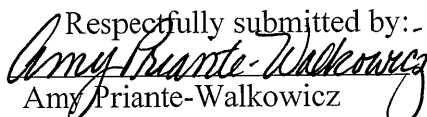
- Potential projects: Mr. Parsons discussed a potential project – a local property owner would like to permit the development of a solar farm on a piece of his property on Woodland Street and then sell the farm. The resident is proposing to clear up to 25 feet from the buffer zone to install the panels. Mr. Parsons spoke about the thermal impact that occurs when trees are removed around a wetland area; the increased sun raises the temperature in the area and can negatively affect the wetlands. Mr. Parsons stated that it is just in discussion, and nothing has been filed.
- Mrs. Priante-Walkowicz stated that an incoming project at 11 Cross Street will require peer review from Tighe & Bond and that this can be discussed at the next meeting.
- Mr. Parsons referred to a guideline that he and Mr. Sateriale drafted for handling problem tree situations when property owners have concerns regarding tree removal and request permission from the Commission.
- Motion made by Mr. Di Zazzo, seconded by Ms. Lecher, so voted UNANIMOUS to ADOPT this tree guideline document as a guide for the Commission when helping homeowners that seek permission from the Commission for tree work in jurisdictional areas.
- Mr. Parsons asked that whenever there is a Notice of Intent Hearing, the Chairman read the opening paragraph of our Public Hearing-Meeting Protocol 101 document to alert abutters that the Commission can only discuss concerns related to the Wetlands Protection Act and Methuen's Municipal wetlands ordinance. He stated that for any abutter concerns related to other issues (such as traffic, lighting, noise, etc.), abutters will be directed to the appropriate department for discussion of those issues.

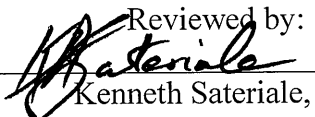
VIII. OTHER BUSINESS: None

IX. ADJOURN: 7:25 pm

Motion made by Mr. Di Zazzo, seconded by Ms. Lecher, so voted UNANIMOUS to ADJOURN at 7:41 pm.

Respectfully submitted by,
Matthew Davidson, Chairman

Respectfully submitted by:-

Amy Priante-Walkowicz
Clerk III

Reviewed by:

Kenneth Sateriale,
Secretary

Approved on:
2-19-2026
Date Approved