

METHUEN CONSERVATION COMMISSION MEETING MINUTES OF FEBRUARY 19, 2026

CONSERVATION COMMISSION
Minutes of a Meeting – February 19, 2026

The City of Methuen Conservation Commission held a hybrid meeting via in-person and Zoom video conferencing (VC) on February 19, 2026, at 7:00 p.m. in the Searles Building, 2nd floor Conference Room, 41 Pleasant Street, Methuen, MA 01844. Present for this meeting were Matthew Davidson, Chair; Dave Di Zazzo, Vice Chair; Kenneth Sateriale, Secretary; and Commissioners Sandra Boulay, Cara Seaman, and Rachel Lecher. Also present were Conservation Officer Chris Parsons and Conservation Clerk Amy Priante-Walkowicz.

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 February 19, 2026.

I. NOTICES OF INTENT: None

II. CALL TO ORDER: 7:00 pm

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

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

IV. ACCEPTANCE OF MINUTES: 12/18/2025, 1/8/2026, & 1/22/2026

Motion made by Mr. Sateriale, seconded by Mr. Di Zazzo, so voted UNANIMOUS, to ACCEPT the minutes from the 12/18/2025, 1/8/2026, and 1/22/2026 meetings.

V. NEW BUSINESS:

A. Request for Determination of Applicability #26-002 – 2 Sawyer Place – Angel Cedano – Altiva Design Studio

Angel Cedano and Albelly Manon were present on behalf of the applicant to discuss the project. Ms. Manon explained that the proposed project is to construct a second floor on an existing single-family home. She further stated that the existing septic system will be properly abandoned, the home will hook up to the existing city sewer line, and there will be no grading of the site.

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Mr. Parsons stated that the plan presented to the Commission was incomplete and needed to show the location of the erosion control, which is a six-inch swaddle with staked hay bales on the deeper end of the project.

Mr. Di Zazzo requested that the location of the stockpile area be in the right corner, as close to the road as reasonably possible to keep debris away from the riverbank.

Motion made by Mr. DiZazzo, seconded by Mrs. Boulay, so voted UNANIMOUS, to CONTINUE this request to the 3/5/2026 meeting to allow the plan to be updated and distributed to the Commission.

VI. OLD BUSINESS:

A. Emergency Certification # 26-001 – 65 West Street – Tim Roche

Mr. Parsons stated that the homeowner called out of concern for trees in his yard that he believed posed a threat to his home, as they appeared to be at risk of falling. Mr. Parsons and Mr. Davidson conducted a site visit to inspect the trees, and an Emergency Certification was issued to remove five trees in the Bordering Vegetated Wetland. Mr. Parsons stated that the trees were suffering from rot damage and appeared to be a threat to the dwelling. Mr. Parsons noted that the work is to be done while the ground is frozen, the tree bases must be left in place (no stump grinding) to provide a wildlife habitat, and all slash will be properly removed from the site. Mr. Parsons also noted that the homeowner is being allowed to remove another tree near the roadside that is restricting the view from the driveway on what is a very busy street.

Motion made by Mr. Di Zazzo, seconded by Mrs. Seaman, so voted UNANIMOUS, to RATIFY this Emergency Certification.

B. Notice of Violation #25-012 – 13 Lyndale Ave. – Ryan Cleveland & Elizabeth Drinkwater (Continued from 1/8/2026 to assess driveway plan)

Mrs. Priante-Walkowicz read an email into the record from Mr. Cleveland, stating that as part of the Determination of Applicability, their contractor, John Belko, would be installing a gravel driveway in the location where their original driveway pavement had been removed, as soon as the weather improves. Mr. Cleveland included photographs in his email to Mr. Parsons, showing the installation of the erosion control that Mr. Parsons requested to be installed to stabilize the area during the winter months.

Motion made by Mr. Di Zazzo, seconded by Mrs. Seaman, so voted UNANIMOUS, to CONTINUE this item to the 5/7/2026 meeting to allow time for installation and inspection of the gravel driveway.

C. Notice of Violation #25-004 – 30 Brown Court – Henrique Alves (Continued from 1/22/2026)

Mr. Priante-Walkowicz read an email into the record from Maureen Herald of Norse Environmental, requesting to continue this item to the 3/5/2026 meeting to allow time to work with the homeowner on the details of the proposed restoration plan.

Motion made by Mr. Di Zazzo, seconded by Mrs. Seaman, so voted UNANIMOUS, to CONTINUE this item to the 3/5/2026 meeting.

VII. CONSERVATION OFFICER'S REPORT: None

VIII. OTHER BUSINESS:

- 79 Haverhill St – solar panel site proposal

Mr. Parsons discussed a potential project – a local property owner would like to permit the development of a solar farm on a lot on Haverhill Street and then sell the property. The owner may be proposing to clear up to 25 feet from the buffer zone to install the panels. The Commission discussed protecting up to the 50-foot Buffer Zone of the Bordering vegetated Wetlands.

- Public Hearing protocol

Mr. Parsons asked that whenever there is an opening of 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.

- Methuen Conservation Commission Rules and Regulations – 50-foot Buffer Zone.

The Commission discussed returning to a stricter enforcement of no work allowed within the 50-foot Buffer Zone.

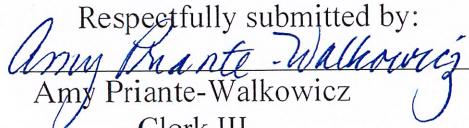
- Discussion regarding the use of the peer review process.

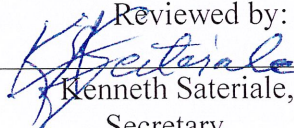
The Commission discussed using Tighe & Bond for peer review of all applicable larger projects that require a more technical evaluation, such as Notices of Intent and Amendment to Order of Conditions.

IX. ADJOURN: 8:02 pm

Motion made by Mr. Di Zazzo, seconded by Mrs. Seaman, so voted UNANIMOUS to ADJOURN at 8:02 pm.

Respectfully submitted by,
Matthew Davidson, Chairman

Respectfully submitted by:

Amy Priante-Walkowicz
Clerk III

Reviewed by:

Kenneth Sateriale,
Secretary

Approved on:
3-5-2026
Date Approved