

CONSERVATION COMMISSION
Minutes of a Meeting – March 19, 2026

The City of Methuen Conservation Commission held a hybrid meeting via in-person and Zoom video conferencing (VC) on March 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 Rachel Lecher and Cara Seaman. Absent was Commissioner Sandra Boulay. 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 March 19, 2026.

I. NOTICES OF INTENT:

**A. Notice of Intent – DEP File #219-1320, MCC File #26-001 – 11 Cross Street –
CROSSLD QOZB, LLC – Dresser, Williams & Way, Inc. (Tabled from 3/5/2026)**

Motion made by Mr. Di Zazzo, seconded by Mrs. Seaman, so voted UNANIMOUS to OPEN the hearing.

Mr. Ray Cormier and Mr. Stephen Dresser were present to speak with the Commission about the project. Mr. Dresser stated that he was filling in for Maureen Herald of Norse Environmental Services because she was unable to attend the meeting. Mr. Dresser summarized the project, stating that the work being proposed is the construction of 3 buildings to accommodate 168 multi-family rental units, with walkways, parking, a clubhouse and pool area, dog park, and playground area. He further stated that the site had been a former storage yard, containing hard-packed gravel, asphalt millings, and stockpiles of loam that would be removed. He stated that there was a Bordering Vegetated Wetland (BVW) to the East on the site and that once completed, the project would encompass 148,465 square feet of impervious area, which, to his calculations, would be a 32% reduction in impervious area as compared to the present condition of the site, which would therefore qualify the project a redevelopment project designed to the maximum extent practicable. Mr. Dresser noted that currently, water runoff flows directly into the wetlands with no treatment. He also stated that work is proposed within the Bordering Land Subject to Flooding (BSLF), and the project proposes compensatory flood storage as a result. Mr. Dresser stated that he has received the comments from David Nader of TEC, Inc., on behalf of the Community Development

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Board and is in the process of responding to those comments. Mr. Dresser stated that the site is a historically degraded site and that this proposed project represents an opportunity to improve drainage on the site and restore some of the Buffer Zone to the BVW, as well as mitigate the flow and volume of runoff on the site.

Mr. Di Zazzo wanted to confirm that the red line shown on Mr. Dresser's plan shows the 100-foot buffer zone, which it does.

Mr. Dresser commented that the handling of runoff from the proposed parking areas will be accomplished with the use of catch basins, infiltration devices, and Isolator Rows with filter fabric to treat Total Suspended Solids. He stated that lower parking lot water runoff flows to a forebay and is then directed to a swale, which sends the runoff to a detention basin, before exiting to the BVW. He stated that, as proposed, these measures treat runoff to the maximum extent practicable given the high groundwater in the area.

The Commission stated that they require the wetland line to be verified in the field.

Mr. Davidson stated that the Commission has a 50-foot No Disturb area to the Buffer Zone.

Mr. Dresser stated that the Fire Department requested full access to the area, so that requirement is part of the overall plan for the proposed limit of work for the project.

Ms. Maria Johnsenberg of Tighe & Bond, who will be conducting peer review of the project for the Conservation Commission, stated that she would suggest continuing this hearing to a meeting in April, to allow the growing season to start, in order to more clearly assess the condition of the site.

Motion made by Mr. Di Zazzo, seconded by Mr. Sateriale, so voted UNANIMOUS to CONTINUE this hearing to the April 16, 2026, meeting to allow for Tighe & Bond to conduct a peer review and verify the wetland line.

II. **CALL TO ORDER:** 7:19 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 with the correction that the first item under Notices of Intent "**Notice of Intent – DEP File #219-1320, MCC File #26-001 – 11 Cross Street**" should have stated that the hearing was "TABLED" from the 3/5/2026 meeting, and not "CONTINUED" (as was posted).

IV. **ACCEPTANCE OF MINUTES:** None

V. **NEW BUSINESS:**

- A. **Stormwater Permit Application – 11 Cross Street – CROSSLD QOZB, LLC – Dresser, Williams & Way, Inc. (CONTINUED from 3/19/2026)**

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Motion made by Mr. Di Zazzo, seconded by Mrs. Seaman, so voted UNANIMOUS to OPEN the hearing.

Motion made by Mr. Di Zazzo, seconded by Mrs. Seaman, so voted UNANIMOUS to CONTINUE this hearing to the April 16, 2026, meeting to allow time for Tighe & Bond's review of the project.

VI. OLD BUSINESS:

A. Insignificant change to Order of Conditions DEP #219-1310, MCC File #24-016 – Pleasant Valley Culvert – City of Methuen Department of Public Works

Mike Riccardi of TEC, Inc. presented a request for an Insignificant Change to the Order of Conditions to the Commission. Mr. Riccardi stated that the proposed changes involve a slight change in the alignment of the proposed culvert relative to the roadway, which requires a slight change to the location of the wingwalls. He also stated that the original plan called for burying the waterline; however, this new proposal would bring the waterline above ground, resulting in a change to the alignment of the wingwalls, less excavation, and easier maintenance of the exposed waterline going forward.

Motion made by Mr. Di Zazzo, seconded by Mr. Sateriale, so voted UNANIMOUS to ISSUE this Insignificant Change to the Order of Conditions.

VII. CONSERVATION OFFICER'S REPORT:

- Update on proposed work at 29 Oak Street –

Mr. Parsons discussed with the Commission that a Determination of Applicability had been issued to the applicant at 29 Oak Street for the removal and replacement of existing steps and porches at the property. However, the plans submitted through the building department included construction of an addition with egress in the back of the house. Mr. Parsons stated that the demolition that was permitted under the Determination is being allowed, but that the applicant must file a Notice of Intent for the remainder of the construction work due to the expansion of the project to include an addition.

Mr. Di Zazzo asked if the hay bales that required repair for erosion control had been fixed.

Mr. Parsons stated that he would be conducting a site visit to inspect the hay bales and would report back to the Commission.

VIII. OTHER BUSINESS:

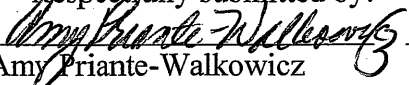
Mr. Parsons stated that he had discovered more debris at the property at 134 Meriline Ave and would be talking with the contractor who has been working with the homeowner to discuss the removal of the debris once the weather clears and the ground is no longer frozen.

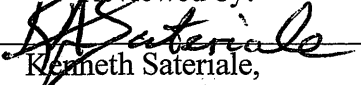
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IX. ADJOURN: 7:36 pm

Motion made by Mr. Sateriale, seconded by Mr. Di Zazzo, so voted UNANIMOUS to ADJOURN at 7:36 pm.

Respectfully submitted by,
Matthew Davidson, Chairman

Respectfully submitted by:

Amy Priante-Walkowicz
Clerk III

Reviewed by:

Kenneth Sateriale,
Secretary

Approved on:
5-7-2026
Date Approved