

METHUEN CONSERVATION COMMISSION MEETING MINUTES OF APRIL 16, 2026

CONSERVATION COMMISSION
Minutes of a Meeting –April 16, 2026

The City of Methuen Conservation Commission held a hybrid meeting via in-person and Zoom video conferencing (VC) on March 5, 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 Dave Di Zazzo, Chair; Cara Seaman, Vice Chair; Kenneth Sateriale, Secretary; and Commissioners Sandra Boulay, Rachel Lecher, and Patrice Friant. Also present were Conservation Officer Chris Parsons, Confidential Secretary Amy Priante-Walkowicz, and Conservation Clerk Michelle Davidson.

Chairman, Dave Di Zazzo, 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 April 16, 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. (Continued from 4/2/2026)

Received a memo from Maureen Herald, Norse Environmental Services, representing the applicant, requesting a continuance to May 7, 2026, due to the time needed for review of the Tigh & Bond Peer Review.

Motion made by Mrs. Seaman, seconded by Ms. Friant, so voted UNANIMOUS, to ACCEPT the continuance to the May 7th meeting.

B. Amendment to Order of Conditions – DEP File #219-1274, MCC File # 22-007 – 9 River Street – Greenman-Pedersen, Inc. (GPI) – Anthony Ngethe (Continued from 4/2/2026)

Memo from Sarah Schactman, GPI, requesting a continuation to May 7 to review the Tigh & Bond Peer Review report.

Motion made by Mrs. Seaman, seconded by Mr. Sateriale, so voted UNANIMOUS, to ACCEPT the continuance to the May 7th meeting.

II. CALL TO ORDER: 7:03 pm

2026 MAY 11 AM 9:59

CITY CLERK'S OFFICE
METHUEN, MA

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

- A.** Consider Minutes of 03/05/2026 Commission Meeting, which were finalized after agenda posting.

Motion made by Mr. Sateriale, seconded by Mrs. Seaman, so voted UNANIMOUS, to amend the agenda by adding consideration of the minutes from the 3/05/2026 meeting to the agenda.

- B.** Clerical Error – Other Business should be under Old Business

Motion made by Mrs. Seaman, seconded by Mr. Sateriale, so voted UNANIMOUS, to ACCEPT – All Other Business items should be under Old Business

- C. Notice of Violation #25-014** – 134 Meriline Ave – C&A Enterprises LLC – Prandy Tavarez – item was continued to the Agenda for May 7th, however a representee for the property attended the April 16th meeting.

Motion made by Mr. Sateriale, seconded by Mrs. Seaman, so voted UNANIMOUS, to ACCEPT to amend the agenda to include **Notice of Violation #25-014** – 134 Meriline Ave.

IV. ACCEPTANCE OF MINUTES: 3/05/2026

Motion made by Mr. Sateriale, seconded by Cara Seaman, so voted UNANIMOUS, to ACCEPT the minutes from the 3/05/2026 meeting.

V. NEW BUSINESS: None

VI. OLD BUSINESS:

- A. Stormwater Permit Application** – 11 Cross Street – CROSSL D QOZB, LLC – Dresser, Williams & Way, Inc. (Continue from 4/2/2026)

Received a memo from Maureen Herald, representing the applicant, requesting a continuance to May 7, 2026, due to the time needed for her review of Tigh & Bond Peer Review.

Motion made by Mrs. Seaman, seconded by Mr. Sateriale, so voted UNANIMOUS, to Continue the item to the May 7th meeting.

VII. CONSERVATION OFFICER'S REPORT:

- A.** Brookview Heights Project discussion

The Commission reviewed a Washington Street subdivision project involving proposed erosion control measures on steep slopes within the development area. Mr. Parsons

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reported that the site walk confirmed generally accurate wetland flagging, with only minor discrepancies noted.

The applicant proposed an alternative to standard filter fabric and staking, suggesting the use of seeded bark mulch to provide faster vegetation establishment and improved slope stabilization. Mr. Parsons indicated that additional product information will be provided for review.

The Commission expressed interest in reviewing the proposal before deciding, and agreed that no immediate decision was required.

The matter will remain under staff review, with authorization for the alternative method to be considered upon receipt and evaluation of supporting information. If concerns arise, the issue may be returned to the Commission for further discussion.

B. Site Walk 11 Cross Street

The Commission had requested a site walk by the Commissioners at 11 Cross Street. Mr. Parsons reported that the commission is awaiting a response from the applicant to approve the walk.

C. Training on Eradicating Glossy Buckthorn. Saturday 4/18 1:30-3:00, Meeting outside Emerald Pines Clubhouse

The Commission announced an upcoming training event on the eradication of glossy buckthorn is scheduled for Saturday, April 18, from 1:30 PM to 3:00 PM, to be held outside the Emerald Pines Clubhouse. The training is open to all interested participants.

D. Discussion of 99 Cross Bond Issue

The Commission reviewed a bond issue associated with a previously approved project that had been delayed due to regulatory review by the Department of Environmental Protection (DEP). Mr. Parsons reported that the applicant had previously submitted a bond; however, the documentation was found to be incomplete due to incorrect required wording. While the financial security of the bond is in place, the City cannot accept the instrument until the correct standardized language is submitted.

Staff acknowledged the omission and stated that corrected bond documents would be provided by the applicant's surety. The Commission discussed establishing a firm deadline to ensure compliance while allowing the project to proceed without undue delay.

Motion made by Mrs. Seaman, seconded by Mr. Sateriale, so voted UNANIMOUS, to require that the corrected bond documentation to be submitted to the Commission for their vote no later than June 4th.

VIII. OTHER BUSINESS:

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A. A. Emergency Certification #26-003 – Intersection of Pelham St. and Salem St. – Department of Public Works

The Commission was informed that it is currently active beaver dam-building season, and the Harris Street area experiences recurring issues this time of year. Two beaver dams were identified at Harris Grove: a primary dam and a secondary dam near the Pelham Street and Salem Street intersection. An emergency certification was requested to authorize the destruction of both dams. The Commission clarified that the work would be completed by hand.

Motion made by Mrs. Seaman, seconded by Mr. Sateriale, so voted UNANIMOUS, to RATIFY

B. Emergency Certification #26-004 – 9 Harris St. – Department of Public Works

The Commission reviewed an emergency certification request for 26-0049 Harris Street submitted by the Department of Public Works regarding beaver dam activity. This item was discussed in conjunction with a prior related matter involving the same primary dam.

The Commission was informed that it is currently active beaver dam-building season, and the Harris Street area experiences recurring issues this time of year. Two beaver dams were identified at Harris Grove: a primary dam and a secondary dam near the Pelham street And Salem Street intersection. An emergency certification was requested to address both dams. The Commission clarified that the work would be completed by hand.

Motion made by Mrs. Seaman, seconded by Ms. Friant, so voted UNANIMOUS, to RATIFY

C. Emergency Certification #26-005 – 10 Cameron Way – Department of Public Works

The Commission reviewed an emergency certification for 10 Cameron Way submitted by the Department of Public Works. The request involved the removal of several hazardous trees within a jurisdictional area that were dead, deteriorating, and overhanging a residential playground area. One tree had already fallen, and others posed an immediate safety risk. Mr. Parsons issued the emergency certification to allow removal of the trees for safety purposes only, with no additional disturbance or grading authorized.

Motion made by Mrs. Seaman, seconded by Mr. Sateriale, so voted UNANIMOUS, to RATIFY

D. Enforcement Order #25-006 – 2 Muirfield Lane – Aniberquiz Baez (Continued from 4/2/2026)

The Commission reviewed 25-0062 Muirfield Lane, continuing from April 2. Maureen Herald, representing the applicant, reported that additional time is needed to complete a restoration plan, and a request was made to continue the matter.

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Motion made by Mrs. Seaman, seconded by Mr. Sateriale, so voted UNANIMOUS, to CONTINUE to the May 7th meeting.

E. Notice of Violation #25-006/Enforcement Order #25-004 – 15 Ayers Village Road – Elicer Gomez (Continued from 4/2/2026 to loam and seed in Spring)

The Commission reviewed Notice of Violation 25-006 and Enforcement Order 25-004 for 15 Ayers Village Road (Elicer Gomez), continued from April 2. Staff reported ongoing communication issues with email delivery and noted that the respondent was unable to attend the prior meeting but has since responded. Mr. Parsons intends to meet with the property owner to review conservation boundaries and coordinate next steps, including spring seeding and restoration work. A request was made to continue the matter to allow time for coordination and compliance planning.

Motion made by Mrs. Seaman, seconded by Mr. Sateriale, so voted UNANIMOUS, to CONTINUE to the May 7th meeting.

F. Notice of Violation #25-015 – 44 Ayer Street – Christopher Hall (Continued from 04/2/2026 to allow area to revegetate)

The Commission reviewed 01544 Ayers Street (Christopher Hall), continuing from the prior meeting to allow the area to revegetate. Mr. Parsons confirmed that site locations have been verified and that the office will be notified once property markers/posts are installed. The Commission discussed appropriate scheduling due to a full agenda and agreed to continue the matter.

Motion made by Mrs. Seaman, seconded by Mr. Sateriale, so voted UNANIMOUS, to CONTINUE to the May 21st meeting.

G. Notice of Violation # 25-016 – 46 Ayer Street – Ahsan Saysourivong (Continued from 04/2/2026 for marker installation)

The Commission reviewed Notice of Violation 25-016 for 46th Ayers Street (Ashan Say Survan), continued from April 2. Mr. Parsons reported that installation locations have been confirmed and that the office will be notified once property posts are installed. Communication issues were noted, as emails were not received by the respondent or staff. The Commission agreed to continue the matter to allow time for compliance and installation.

H. Motion made by Mrs. Seaman, seconded by Mr. Sateriale, so voted UNANIMOUS, to CONTINUE to the Notice of Violation #26-002 – 2 Indian Summer Street – Galloway

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The Commission reviewed unauthorized tree cutting and vegetation removal at 2 Indian Summer Street within a jurisdictional area near a pond. Mr. Parsons confirmed that several trees and brush were removed within the buffer zone.

The Commission advised that the area is subject to local wetlands bylaw jurisdiction, prohibiting disturbance within 50 feet without approval and requiring permitting within 100 feet. The applicant was instructed to cease all activity and allow the area to naturally regenerate. Mr. Parsons will monitor the site and report back later in the season. Mr. Galloway voiced his concern regarding additional tree removal on a nearby property; staff will investigate.

Motion by Mrs. Seaman, seconded by Mr. Sateriale, the commission voted UNANIMOUS, to CONTINUE to the August 20th meeting for further review.

I. Notice of Violation #25-014 – 134 Meriline Ave – C&A Enterprises LLC

There is concrete and other debris that are in the process of being cleaned up. Mr. Parsons is continuing to monitor progress. Mr. Parsons clarified that the jurisdictional area is 40 feet from the foundation. Mr. Tavarez said that he will flag it for the property owner to prevent any other violations.

Motion made by Mrs. Seaman, seconded by Mr. Sateriale, so voted UNANIMOUS, to CONTINUE to June 18, 2026 meeting.

IX. ADJOURN: 7:36pm

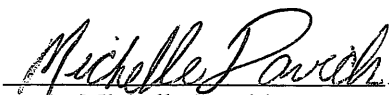
Motion made by Cara Seaman, seconded by Patrice Friant, so voted UNANIMOUS to ADJOURN at 7:36pm.

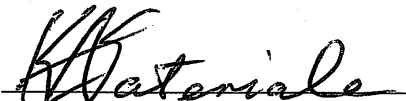
Respectfully submitted by,
Dave Di Zazzo, Chairman

Respectfully submitted by:

Reviewed by:

Approved on:


Michelle Davidson


Kenneth Sateriale


Date