

METHUEN HISTORIC DISTRICT COMMISSION

2026 MAY 28 AM 8:51

Thursday, April 23rd 2026 @ 7:00 pm
Searles Building, 2nd Floor Conference Room
41 Pleasant Street, 2nd Floor
Methuen, MA 01844

1) Call to order

Chair Moore called the meeting to order at 7:00 pm, noting the presence of a quorum.

2) Roll Call

Dianne Moore, Chair	Present
Thomas Lussier	Present
John Hadley	Present
Joseph Bella	Present

Others in attendance: Casey Frost, i3 Architects, PLLC

3) Acceptance of Meeting Minutes: Commissioner Lussier moves to approve meeting minutes for January and February. Commissioner Bella second the motion. **Unanimous affirmative vote.**

4) New Business:

a. PUBLIC HEARINGS:

- i. **163 Broadway Methuen #26-04:** Chairman Moore opens the meeting to the applicant @7:01pm for the Certificate of Appropriateness: Sunrite Solar LLC proposing solar panels on existing roof. The representative from solar company, Andrew, provided a brief explanation and walked through the proposed plans and elevations which proposes 17 solar panels and battery storage. Commissioner Hadley asked about solar panel setbacks per the HDC guideline and asked if the solar panel could be turned to fit in order to comply. Chairman Moore asked if Andrew if he had read the guidelines about solar panels in the historic district, Andrew stated he had not. Commissioner Hadley explained 24" setbacks from edge of roof to panel and all distances need to be noted on the plans. Commissioner Hadley asked about structure of the existing building, Andrew stated they have stamped structural plans that will be submitted for their permit. Commissioner Hadley noted that the roof is different color from the submitted photos that is it when he drove by the property. Andrew stated the submitted photos are from November of last year. Commissioner Lussier notes that there a few HDC violations on the property that need to be addressed, existing shingles have been replaced to red and new vinyl fencing that was not approved.

Chairman Moore moves to close the public hearing @ 7:11 and opens discussion with commission members, due to there being no others in the room, Commissioner Hadley seconded the motion.

MOTION by Commissioner Lussier to table the application due to the amount of apparent unapproved work that has occurred at the property.

Commissioner Hadley seconds the motion. It's a **UNANIMOUS AFFIRMATIVE VOTE @ 7:20 pm.**

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5) Old Business

a) PUBLIC HEARINGS:

NONE

b) ENFORCEMENTS:

Meeting with new building commissioner regarding enforcements.

6) Other Business

c.)Violations:

7) Adjournment:

MOTION to adjourn by Commissioner Lussier. Seconded by Commissioner Bella. UNANIMOUS AFFIRMATIVE VOTE. Meeting Adjourned at 8:03