

CONSERVATION COMMISSION
Minutes of a Meeting – May 21, 2026

The City of Methuen Conservation Commission held a hybrid meeting via in-person and Zoom video conference (VC) on May 21, 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; 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. Kenneth Sateriale, Secretary, was absent.

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 May 21, 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 5/07/2026)

The Commission received an email from the applicant requesting a continuance to allow additional time to prepare a more complete submission.

Cara moved to continue the hearing to the June 4, 2026, meeting. Patrice seconded the motion. The motion passed unanimously.

B. Notice of Intent – DEP File #219-1323, MCC File #26-004 – 109 North Street -- Andover Consultants, Inc. – Nolberto Galicia (Continued From 5/07/2026)

The Commission received a request from the applicant to continue the hearing to June 4, 2026, pending submission of information needed for peer review.

Cara moved to continue the hearing to the June 4, 2026, meeting. Patrice seconded the motion. The motion passed unanimously.

C. Notice of Intent – DEP File #219-1324, MCC File #26-005 – Brook Street Culvert – TEC, Inc. – Department of Public Works, Methuen Ma

The hearing was opened upon a motion by Kara, seconded by Patrice, and approved unanimously.

Emily Clickner of TEC, Inc., representing the City of Methuen Department of Public Works, presented the proposed Brook Street Culvert Replacement Project. The project involves replacing the existing deteriorated three-sided stone culvert with a larger three-sided precast concrete culvert and associated wing walls. The presentation included a review of existing site conditions, proposed utility relocations, stream restoration work, roadway improvements, and resource area impacts and mitigation measures. The applicant also described proposed wetland replication, flood storage improvements, and erosion and sedimentation controls to be implemented during construction.

Commission members discussed the project and noted that comments from the Commission's peer reviewer, Tighe & Bond, had not yet been received. The Conservation Agent also indicated additional time was needed to complete the review of the plans.

Kara moved to continue the hearing to the June 4, 2026, meeting. Patrice seconded the motion. The motion passed unanimously.

Following the continuance, Cara moved to appoint Tighe & Bond as the peer review consultant for the project. Sandy seconded the motion. The motion passed unanimously.

II. CALL TO ORDER: 7:09

III. ACCEPTANCE OF AGENDA / AMENDMENTS (IF ANY): It was noted that there was a clerical error in the agenda for this meeting, that is, the minutes being put forward for approval were identified as those of April 4, 2026. The correct date of those minutes is April 2, 2026.

A motion was made by Sandy and seconded by Cara to accept the agenda as corrected. The motion passed unanimously.

IV. ACCEPTANCE OF MINUTES:

- A.** April 2, 2026 - The Commission noted a correction to the April 2, 2026, meeting minutes, changing an incorrect reference to April 4, 2026.

Cara moved to approve the April 2, 2026, meeting minutes as corrected. Patrice seconded the motion. The motion passed unanimously.

B. May 7, 2026 - Cara moved to approve the May 7, 2026, meeting minutes. Rachel seconded the motion. The motion passed unanimously.

V. NEW BUSINESS: None

VI. OLD BUSINESS:

A. Stormwater Permit Application – 11 Cross Street – CROSSLQ QOZB, LLC – Dresser, Williams & Way, Inc. (Continue from 5/07/2026)

The Commission received a request from the applicant to continue the matter to the June 4, 2026 meeting.

Cara moved to continue the application to the June 4, 2026 meeting. Patrice seconded the motion. The motion passed unanimously.

B. Emergency Certification #26-007 - 9 Cardinal Rd. – Mayer Tree Service

Chris reported that, following a tree survey conducted late in 2025, a hazardous tree was identified at 9 Cardinal Road after the snow cover had receded. The tree was located approximately 40 feet from the residence, exhibited significant decay at its base, and posed a potential risk to the home and surrounding property. The property owner had also received concerns from their insurance company regarding the condition of the trees on the property.

Due to the immediate safety concern, Mayer Tree Service removed the hazardous portion of the tree under an Emergency Certificate, leaving a reduced trunk height to minimize any remaining risk to nearby structures.

Patrice moved to ratify the Emergency Certificate. Sandy seconded the motion. The motion passed, with one abstention. Cara lives in the neighborhood and recuses herself due to the possibility of conflict of interest concerns.

C. Emergency Certification #26-008 – 64 Maple Street culvert at Howe Street

Chris reported that elevated water levels were observed in the area of the Howe Street culvert and 64 Maple Street. Following a site review, an Emergency Certificate was issued to breach a primary beaver dam at the Howe Street culvert and a secondary beaver dam near 64 Maple Street in order to restore water flow and prevent potential flooding impacts.

Cara moved to ratify the Emergency Certificate. Patrice seconded the motion. The motion passed unanimously.

D. Enforcement Order #25-006 – 2 Muirfield Lane – Aniberquiz Baez (Continued from 5/07/2026)

The Commission received correspondence from Maureen Harold, Norse Environmental, on behalf of the property owner, requesting a continuance of the Enforcement Order matter to the June 4, 2026, meeting.

Cara moved to continue the matter to the June 4, 2026 meeting. Patrice seconded the motion. The motion passed unanimously.

E. Enforcement Order #24-007 – 15 Gleason Street – Advenced Operations, LLC and B&A Mendez Properties, LLC. (Continued from 1/16/2025 to re-assess vegetation growth and ensure that Conservation markers have remained undisturbed.)

The Commission reviewed the status of the Enforcement Order, which required the continued monitoring of the vegetation re-establishment and to ensure that the conservation markers remain in place. Chris reported that a recent site inspection found that debris previously stored along the riverbank had been removed, and documentation of the cleanup had been provided by the property owner.

The Commission reviewed photographs showing site conditions, including the removal of debris and the presence of additional gravel placed beyond the originally approved driveway area. The current property owners, who purchased the property approximately seven months ago, attended the meeting and discussed ongoing restoration efforts. The Commission noted that conservation markers remain in place but that an additional marker may be required.

The Commission discussed the need to continue monitoring revegetation within the restored areas and to review the original approved site plan to confirm compliance with prior conditions and approvals. Chris indicated that a follow-up site inspection would be conducted to verify restoration progress, conservation marker placement, and site conditions.

Cara moved to continue the Enforcement Order to the June 18, 2026, meeting to allow the Commission to continue monitoring progress. Sandy seconded the motion. The motion passed unanimously.

F. Notice of Violation #26-003 – 30 Hidden Road – Sam Higginbottom

Chris reported that the Commission received an anonymous complaint regarding tree cutting within a resource area at 30 Hidden Road. Following a site inspection, it

was determined that several trees had been removed in an area near the bordering vegetated wetland and floodplain. The property owner explained that one or more dead trees had fallen and damaged a shed and personal property, prompting concerns about additional hazardous trees on the site.

Chris reported that Mr. Higginbottom had been cooperative throughout the process. Brush and debris from the tree removal had been chipped and removed, and the remaining logs were authorized for removal as part of the site cleanup. The Commission discussed allowing the disturbed area to revegetate naturally and the installation of conservation markers along the rear portion of the property. Mr. Higginbottom also indicated a willingness to plant additional trees if necessary as part of the restoration effort.

The Commission discussed a remaining hazardous tree that may require removal and advised the property owner to file a Request for Determination of Applicability (RDA) for that work. A site visit was scheduled for Chris and Dave to review the current conditions and cleanup progress.

Cara moved to continue the matter to the June 18, 2026 meeting. Patrice seconded the motion. The motion passed unanimously.

G. Notice of Violation #26-004 – 30 Conte Drive – Antonio Conceicao

Chris reported that the Commission received a complaint regarding the placement of fill material and wood chips within a jurisdictional resource area at 30 Conte Drive. Following a site inspection, it was determined that wood chips had been placed within the bordering vegetated wetland buffer area and near the floodplain.

Mr. Conceicao explained that he had been cleaning debris and discarded materials left by the previous property owner and had used wood chips in an effort to stabilize wet areas on the property. Chris acknowledged the significant cleanup work that had been completed and noted that Mr. Conceicao had been cooperative throughout the process.

The Commission discussed the applicable wetland jurisdiction and restoration requirements. Chris reported that the area had been flagged and staked, conservation markers would be installed, and the wood chips would need to be removed from the resource area. The Commission further discussed allowing the area to revegetate naturally following restoration. A site visit was scheduled to review the cleanup progress and determine any additional restoration measures that may be necessary.

Cara moved to continue the Notice of Violation to the June 18, 2026 meeting. Sandy seconded the motion. The motion passed unanimously.

H. Notice of Violation #25-002/Enforcement Order #25-005 – 39 Tyler Street – Wanderson Pimentel (Continued from 10/16/2025)

Chris reported that significant progress had been made in addressing the violations at the site. Recent inspections found that restoration work had been completed and that the property was in substantially improved condition. The streambank stabilization measures were functioning as intended, and the restored areas appeared to be establishing successfully.

The Commission commended the property owner for the quality of the restoration work and agreed that additional time should be provided to monitor the site through the growing season to ensure successful vegetation establishment and long-term compliance.

Cara moved to continue the matter to the September 3, 2026 meeting. Sandy seconded the motion. The motion passed unanimously.

I. Notice of Violation #25-008 – 824 Riverside Dr. – David Turmel (Continued from 11/20/2025)

The Commission received correspondence from Maureen Harold, on behalf of the property owner, requesting a continuance to the June 18, 2026 meeting. Chris reported that the property owner was evaluating restoration options for the riverbank and was considering the use of an erosion control fabric as part of the restoration plan. Additional coordination was underway before finalizing the proposed work.

Cara moved to continue the matter to the June 18, 2026 meeting. Sandy seconded the motion. The motion passed unanimously.

J. Notice of Violation #25-004 – 30 Brown Court – Henrique Alves (Continued from 3/5/2026)

The Commission reviewed correspondence regarding the ongoing restoration work at the property. The Conservation Agent reported that the property owner was expected to begin removing unauthorized fill from the site and that a follow-up inspection would be conducted to monitor progress.

Cara moved to continue the matter to the June 18, 2026 meeting. Sandy seconded the motion. The motion passed unanimously.

K. Notice of Violation #25-015 – 44 Ayer Street – Christopher Hall (Continued from 04/16/2026 to allow area to revegetate)

Chris reported that the required conservation markers had been installed and that the site was revegetating successfully and requested that the matter remain open through part of the growing season to allow continued monitoring of vegetation establishment. Chris noted that Mr. Hall had been cooperative throughout the process and that the site would continue to be monitored.

Cara moved to continue the matter to the August 20, 2026 meeting. Sandy seconded the motion. The motion passed unanimously.

L. Notice of Violation # 25-016 – 46 Ayer Street – Ahsan Saysourivong (Continued from 04/16/2026 for marker installation)

Chris reported that he had met with the property owner and identified the locations where conservation markers should be installed. As of the meeting date, no further response had been received from the property owner. The Commission discussed ongoing efforts to contact the owner and obtain compliance with the requested work.

Cara moved to continue the matter to the June 4, 2026 meeting. Sandy seconded the motion. The motion passed unanimously.

M. Amended Order of Conditions – DEP File #219-1274, MCC File # 22-007 – 9 River Street – Greenman-Pedersen, Inc. – Anthony Ngethe (Closed on 5/7/2026)

The Commission reviewed the previously approved Amendment to the Order of Conditions. Cara moved to issue the amended Order of Conditions with Special Conditions 1 through 45. Sandy seconded the motion. The motion passed unanimously.

N. Order Of Conditions Dep # 219-1322, MCC 26-003 -- 29 Oak Street (accepted 5/7/2026)

The Commission reviewed the proposed Order of Conditions. Following discussion regarding the required performance bond, the Commission agreed that work could not commence until the bond amount was established and all applicable requirements were satisfied.

Cara moved to issue the Order of Conditions with Special Conditions 1 through 49, with the condition that no work may commence until the required performance bond has been established. Sandy seconded the motion. The motion passed unanimously.

VII. CONSERVATION OFFICER'S REPORT:

The Conservation Officer reported that a recently submitted building permit application for an accessory dwelling unit (ADU) prompted a site inspection due to the presence of a pond shown on the plans. During the inspection, evidence of

substantial fill placement and tree removal was observed in proximity to what may be a vernal pool resource area. The Conservation Officer advised the Commission that additional investigation would be conducted and that the matter may require future Commission review.

VIII. OTHER BUSINESS:

During Other Business, a member of the public raised concerns regarding Commission policies and procedures. The Chair advised that the matter was not on the agenda and directed the individual to schedule a separate meeting with staff and the appropriate City officials to discuss the issue further. No action was taken by the Commission.

ADJOURN: 8:02

Respectfully submitted by,
Dave Di Zazzo, Chairman

Respectfully submitted by:

Reviewed by:

Approved on:

Michelle Davidson

Kenneth Sateriale

Date