

CONSERVATION COMMISSION

Minutes of a Meeting – June 4, 2026

The City of Methuen Conservation Commission held a hybrid meeting via in-person and Zoom video conferencing (VC) on June 4, 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 Rachel Lecher, and Patrice Friant. Also present were Conservation Officer Chris Parsons, Confidential Secretary Amy Priante-Walkowicz, and Conservation Clerk Michelle Davidson. Commissioner Sandra Boulay joined the meeting at 7:16 p.m.

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 June 4, 2026.

I. NOTICES OF INTENT:

A. Notice of Intent – DEP File #219-1320, MCC File #26-001 – 11 Cross Street – CROSSL D QOZB, LLC – Dresser, Williams & Way, Inc. (Continued from 5/21/2026)

The Commission received a request from the applicant for a continuance to June 18, 2026. Chris reported that a group meeting was held with the applicant's new consultant and that a site walk would be scheduled.

Motion made by Cara to continue the hearing to June 18, 2026. Seconded by Ken.

VOTE: Unanimous in favor.

B. Notice of Intent – DEP File #219-1323, MCC File #26-004 – 109 North Street -- Andover Consultants, Inc. – Nolberto Galicia (Continued from 5/21/2026)

The Commission received a request for continuance pending review of the peer review report.

Motion made by Cara to continue the hearing to June 18, 2026. Seconded by Ken.

VOTE: Unanimous in favor.

C. Notice of Intent – DEP File #219-1321, MCC File # 26-002 – 397 Transmission Line Asset Condition Refurbishment Project – BSC Group (Continued from 5/7/26)

Department of Public Works, Methuen, MA (Continued from 5/21/2026)

Chris reported that the Commission was awaiting completion of the peer review process and that Tighe & Bond would not release its findings until payment arrangements were finalized.

Motion made by Cara to continue the hearing to June 18, 2026. Seconded by Ken.

VOTE: Unanimous in favor

D. Notice of Intent – DEP File #219-1324, MCC File #26-005 – Brook Street Culvert – TEC, Inc. – Department of Public Works, Methuen Ma. (Continued from 5/21/26)

Chris reported that the Commission was awaiting completion of the peer review process and that Ty & Bond would not release its findings until payment arrangements were finalized.

Motion made by Cara to continue the hearing to June 18, 2026. Seconded by Ken.

VOTE: Unanimous in favor.

II. CALL TO ORDER:

Chairman Dave Di Zazzo called the meeting to order at 7:04 p.m.

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

Ken moved to amend the agenda to include consideration of the May 21, 2026, meeting minutes. Seconded by Cara.

VOTE: Unanimous in favor.

IV. ACCEPTANCE OF MINUTES:

Ken moved to approve the May 21, 2026, meeting minutes. Seconded by Cara.

VOTE: Unanimous in favor.

V. NEW BUSINESS: None

VI. OLD BUSINESS:

A. Stormwater Permit Application – 11 Cross Street – CROSSLD QOZB, LLC – Dresser, Williams & Way, Inc. (Continue from 5/21/2026)

Motion made by Cara to continue the matter to June 18, 2026. Seconded by Ken.

VOTE: Unanimous in favor.

B. Notice of Violation MCC #23-006 - 109 Milk Street – Alcione Soares (Continued from 8/21/25 to allow a season of revegetation)

Chris reported that the property was currently in compliance and that no additional encroachment beyond the conservation markers had been observed. The Commission agreed to continue monitoring through the growing season.

Motion made by Cara to continue the matter to September 3, 2026.
Seconded by Ken.

VOTE: Unanimous in favor.

C. Notice of Violation MCC #23-015 – 64 Sycamore Rd. – Stephen Tarquinio
(CONTINUED from 6/5/2025 to allow time for wetlands to grow back and be re-evaluated)

Chris reported that the restoration area had revegetated successfully and was in compliance. Commissioners reviewed photographs of the site and agreed that the restoration work had been successful.

Motion made by Cara to lift the Notice of Violation. Seconded by Ken.

VOTE: Unanimous in favor.

D. Notice of Violation #23-009 – 60 Pond Street – Whitmer Castro
(CONTINUED from 6/5/2025 to allow time for wetlands to grow back and be re-evaluated).

Chris reported that portions of the restoration area continued to be mowed beyond the markers by a landscaping contractor. The Commission agreed to allow additional time for revegetation and compliance.

Motion made by Cara to continue the matter to September 3, 2026.
Seconded by Ken.

VOTE: Unanimous in favor.

E. Enforcement #24-005 – 48 Kensington Ave. – Frank Sergi (Continued from 9/4/2025 to monitor revegetation of restored area)

Chris reviewed the history of the enforcement matter. He explained that an unauthorized garage had been constructed within the resource area by a

contractor. After unsuccessful attempts to relocate the structure, Mr. Sergi voluntarily removed the garage and restored the disturbed area.

Chris reported that the restoration area had revegetated naturally and was showing excellent growth. He noted that Mr. Sergi had been cooperative throughout the enforcement process and had begun exploring options for constructing a new garage in a compliant location through the proper permitting process.

The Commission agreed to continue monitoring the restoration area through the growing season.

Motion made by Cara to continue the matter to September 3, 2026.
Seconded by Ken.

VOTE: Unanimous in favor.

F. Notice of Violation #23-011/Enforcement Order #23-006 – 510 Lowell Street LLC – Christopher and Stacy Caron (Continued from 9/5/2025 recheck removal of pavement and erosion control in restoration area)

Chris reported that all unauthorized pavement had been removed and that the restoration area was currently in compliance. As this was the first growing season following restoration, he recommended additional monitoring before lifting the violation.

Motion made by Cara to continue the matter to September 3, 2026.
Seconded by Ken.

VOTE: Unanimous in favor.

G. Notice of Violation #25-010 – 14 Myrtle Street – Dennis Holland (Continued from 10/16/2025)

Chris reported that vegetation had previously been removed from an area believed to function as a vernal pool during a period of drought. The area had since refilled with water, and vegetation was returning naturally. The Commission agreed that additional monitoring through the growing season was appropriate.

Motion made by Cara to continue the matter to September 3, 2026.
Seconded by Ken.

VOTE: Unanimous in favor.

H. Notice of Violation #25-011 – 175 Pelham Street -- MDR FL Realty LLC, c/o Grieco Automotive Group (Continued from 11/20/2025)

Attorney Devon Bodey appeared on behalf of the property owner. Chris explained that while the dealership operation had changed ownership, the property remained subject to outstanding conservation requirements, including bond obligations and the filing of a Certificate of Compliance.

Chris reported that the site was generally in compliance, but that an engineered as-built plan and Certificate of Compliance were still required before release of the bond.

Motion made by Cara to continue the matter to October 15, 2026. Seconded by Ken.

VOTE: Unanimous in favor.

I. Notice of Violation – #24-005 – 5 Riverview Cir. – Barry Thornton (Continued from 4/2/2026 to monitor revegetation of resource area)

Chris reported that the restoration area continued to revegetate successfully and that no additional encroachments had been observed. The Commission agreed to continue monitoring through the growing season.

Motion made by Cara to continue the matter to September 17, 2026. Seconded by Ken.

VOTE: Unanimous in favor.

J. Notice of Violation #23-013 (DEP File #219-873, MCC File #03-029) –52 Linwood Ave.

Ana Diaz (Continued from 4/2/2026 marker installation/revegetation check)

Chris reported that the property remained in compliance and that conservation markers were functioning as intended. The Commission agreed to continue monitoring through the growing season.

Motion made by Cara to continue the matter to September 17, 2026. Seconded by Ken.

VOTE: Unanimous in favor.

K. Enforcement Order #25-006 – 2 Muirfield Lane – Aniberquiz Baez
(Continued from 5/21/2026)

Maureen Harold of Meridian Associates presented a restoration plan on behalf of the property owner. The plan proposed the removal of unauthorized improvements, including a concrete patio area, gazebo, decking, and associated fill located within jurisdictional areas.

Ms. Harold explained that the restoration would include regrading, installation of a wetland seed mix, placement of erosion controls, and restoration of the area to a three-to-one slope. The Commission discussed the replacement of wetland boundary markers and coordination with the Conservation Officer during implementation.

Chris recommended that once the structures and fill were removed and grading completed, he would inspect the site prior to final stabilization to ensure the restoration work met the Commission's expectations.

Motion made by Cara to continue the matter to August 6, 2026. Seconded by Ken.

VOTE: Unanimous in favor.

L. Notice of Violation # 25-016 – 46 Ayer Street – Ahsan Saysourivong
(Continued from 5/21/2026 for marker installation)

Chris reported that the required conservation markers had been installed. An additional site inspection will be conducted to verify full compliance.

Motion made by Cara to continue the matter to August 6, 2026. Seconded by Ken.

VOTE: Unanimous in favor.

VII. CONSERVATION OFFICER'S REPORT:

A. Discuss 99 Cross Street Bond (Continued from 4/16/26)

Chris reported that revised bond language had been finalized and accepted. He noted that the updated language would serve as a model for future projects requiring performance bonds.

VIII. OTHER BUSINESS:

- Bird Sanctuary

City Councilor Ryan DiZoglio was present to discuss his trail improvement project and his ongoing collaboration with Chris and the Conservation Commission. Chris then provided an update on efforts to reopen and maintain existing trails within the Bird Sanctuary. The Commission reviewed opportunities to improve public access while ensuring the protection of natural resources. Members agreed that routine trail maintenance activities could be coordinated through the Conservation Office, while any substantial trail improvements or modifications would require review and approval by the Commission.

- Griffin Brook

Chris provided an update regarding the Griffin Brook project. He reported that Catch Basin 15 was not currently achieving the design depth shown on the approved plans. He explained that either increased maintenance or reconstruction of the structure may be necessary before a Certificate of Compliance could be issued.

The Commission discussed the issue and took no formal action.

ADJOURN: 7:40 p.m.

Respectfully submitted by,
Dave Di Zazzo, Chairman

Respectfully submitted by:
Approved on:

Reviewed by:

Michelle Davidson
Date

Kenneth Sateriale