

CITY OF METHUEN

CONSERVATION COMMISSION

Minutes of a Meeting – June 18, 2026

The City of Methuen Conservation Commission held a hybrid meeting via in-person and Zoom video conferencing (VC) on June 18, 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, Sandra Boulay, 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 was conducted via remote means in accordance with applicable law. Members of the public body, as well as members of the public, were able to access the meeting via virtual means through Zoom video conferencing. In the event that access and participation were not achieved, the Commission would 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.

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 June 4, 2026)

Chairman Di Zazzo noted that a letter was received from Steven Dresser of Andover Consultants requesting a continuance to the July 2, 2026 meeting. Conservation Officer Parsons confirmed he conducted a site walk earlier that day.

MOTION: Motion made by Vice Chair Seaman to continue to the July 2, 2026 meeting. Seconded by Secretary Sateriale. All in favor. Vote: Unanimous.

B. Notice of Intent – DEP File #219-1323, MCC File #26-004 – 109 North Street – Andover Consultants, Inc. – Nolberto Galicia

(Continued from June 4, 2026)

Dennis Greicci of Andover Consultants appeared on behalf of the applicant, Roberto Galicia, regarding the proposed development of a currently vacant lot at 109 North Street. Mr. Greicci presented a summary of the project, which previously been before the Commission on May 7, 2026. had

Mr. Greicci stated that the site had historically been used as a landscaping yard and contains stockpiles of materials including granite curbing, brick pavers, asphalt debris, and RCP pipe. As part of the development, the applicant proposes to remove all such materials from the site and restore natural vegetation. The proposed project includes a ranch-style single-family dwelling on a slab, a driveway from North Street, and two small outbuildings (a shed and a small greenhouse).

Mr. Greicci noted that the applicant had received and reviewed peer review comments. He stated that the comments appeared relatively straightforward and addressable. A habitat rebuttal was submitted with the application to allow for some work within the 35- to 50-foot buffer zone.

Mr. Greicci discussed a proposed minor adjustment to shift the house slightly toward North Street to create a greater buffer from the larger, more natural wetland on the left-hand side of the property. He also indicated the applicant agreed to move all hardscaping and driveways outside the 50-foot no-disturb zone. Following construction, the 50-foot buffer would be restored with native plantings and allowed to grow undisturbed, with conservation markers placed at the 50-foot line.

Conservation Officer Parsons stated that the left-hand side of the property represents a more critical habitat area, noting that standing water was present during his most recent site visit despite Level 3 drought conditions. He

described the right-hand side as largely disturbed. He noted that the revised plan represents an improvement over the prior submission.

Chairman Di Zazzo expressed concern regarding proposed brick pavers within or near the 35-foot buffer zone on the right-hand side of the property. He emphasized the Commission's obligation to apply consistent standards across all applicants, citing examples of previously permitted homes that have since resulted in enforcement actions due to wetland encroachment. He requested the applicant redesign the plan so that the house and all associated features comply with the 50-foot buffer rule on both sides, with no hardscaping, pavers, or structures within the 50-foot zone.

Other Commissioners expressed agreement with the Chair's concerns.

Discussion was held regarding the delineation of the buffer with physical markers. Mr. Greicci indicated the applicant is willing to install a post-and-rail fence at the 50-foot buffer line in lieu of 4x4 posts with conservation placards. The Commission expressed that post-and-rail fencing would be acceptable and preferred.

A procedural matter was raised regarding the Methuen Wetland Protection Ordinance Form A, which had been referenced in the peer review comments. Amy Priante-Walkowicz clarified that it has been the Commission's practice for approximately ten or more years to use the State NOI form in lieu of the local form, with the local file number noted on the State form. The Commission directed Michelle Davidson to look into whether the outdated form is still listed on the City's website and, if so, to have it removed to avoid confusion for applicants.

MOTION: Motion made by Seaman to continue to the July 16, 2026 meeting. Seconded by Sateriale. All in favor. Vote: Unanimous.

**C. Notice of Intent – DEP File #219-1321, MCC File #26-002 – 397
Transmission Line Asset Condition Refurbishment Project – BSC Group**

(Continued from June 4, 2026)

A letter was received from Hannah Raddatz of BSC Group requesting a continuance to the July 2, 2026 meeting in order to allow time to respond to the Lucas Environmental peer review comments.,

MOTION: Motion made by Seaman to continue to the July 2, 2026 meeting. Seconded by Sateriale. All in favor. Vote: Unanimous.

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

(Continued from June 4, 2026)

A letter was received from Mike Riccardi of TEC, Inc. requesting a continuance to the July 2, 2026 meeting in order to allow time to receive and respond to the peer review comments.

MOTION: Motion made by Seaman to continue to the July 2, 2026 meeting. Seconded by Sateriale. All in favor. Vote: Unanimous.

II. CALL TO ORDER

The official business meeting was called to order at 7:27 p.m.

III. ACCEPTANCE OF AGENDA / AMENDMENTS (IF ANY)

MOTION: Motion made by Sateriale to accept the agenda. Seconded by Seaman. All in favor. Vote: Unanimous.

IV. ACCEPTANCE OF MINUTES – June 4, 2026

MOTION: Motion made by Sateriale to accept the minutes of June 4, 2026. Seconded by Friant. All in favor. Vote: Unanimous.

V. NEW BUSINESS

None.

VI. OLD BUSINESS

A. Stormwater Permit Application – 11 Cross Street – CROSSL D QOZB, LLC – Dresser, Williams & Way, Inc.

(Continued from June 4, 2026)

This item was continued in conjunction with the associated Notice of Intent (Item I-A above).

MOTION: Motion made by Seaman to continue to the July 2, 2026 meeting. Seconded by Friant. All in favor. Vote: Unanimous.

B. Enforcement Order #24-007 – 15 Gleason Street

(Continued from May 21, 2026 to reassess vegetation growth and ensure that conservation markers have remained undisturbed.)

Conservation Officer Parsons reported that he visited the site earlier in the week. At the prior meeting, there had been excess gravel that the applicant agreed to remove. Upon his recent inspection, Officer Parsons observed that the area was already growing back and appeared to be in good condition. He recommended continuing the matter to monitor vegetation growth through the end of the season.

MOTION: Motion made by Seaman to continue to the October 1, 2026 meeting. Seconded by Sateriale. All in favor. Vote: Unanimous.

C. Notice of Violation #23-014 – 40 Atkinson Street, Lot 1 – Erica and Kevin Ring

Conservation Officer Parsons reported that as of the date of the meeting, the site was in compliance. He noted that grass clippings had been observed on the other side of the fence and that some mowing had been occurring in the wetland area, but conditions had since been corrected. He recommended continuing the matter to the end of the growing season for a possible lifting of the Notice of Violation, as it would represent the end of the second growing season.

MOTION: Motion made by Seaman to continue to the October 1, 2026 meeting. Seconded by Sateriale. All in favor. Vote: Unanimous.

D. Notice of Violation #25-001 / Enforcement Order #25-003 – 2 Hayes Street – Donna Zappala

(Continued from November 20, 2025)

Conservation Officer Parsons reported that he visited the property earlier in the week. The site is in relative compliance. The conservation posts are installed at 15 feet from the wetlands, and the area where gravel had previously been placed is being monitored. Parsons recommended continuing to the end of the growing season to monitor the site.

The Commission directed the property owner to leave the area undisturbed and allow natural regrowth.

MOTION: Motion made by Seaman to continue to the September 17, 2026 meeting. Seconded by Sateriale. All in favor. Vote: Unanimous.

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

(Continued from April 16, 2026)

Conservation Officer Parsons reported that as of his inspection earlier in the week, the vehicle that had been parked on private property in the affected area was no longer present and conditions appeared satisfactory. He recommended continuing to the end of the growing season.

MOTION: Motion made by Seaman to continue to the October 1, 2026 meeting. Seconded by Sateriale. All in favor. Vote: Unanimous.

F. Notice of Violation #25-006 / Enforcement Order #25-004 – 15 Ayers Village Road – Elicer Gomez

(Continued from May 7, 2026 to loam and seed in Spring)

Conservation Officer Parsons reported that the grass is growing and recommended continuing the matter to the end of the growing season.

MOTION: Motion made by Seaman to continue to the October 1, 2026 meeting. Seconded by Sateriale. All in favor. Vote: Unanimous.

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

(Continued from May 21, 2026)

Conservation Officer Parsons reported that the posts and markers are in place. He recommended continuing the matter to monitor vegetation growth.

MOTION: Motion made by Seaman to continue to the October 1, 2026 meeting. Seconded by Sateriale. All in favor. Vote: Unanimous.

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

(Continued from May 21, 2026)

Conservation Officer Parsons reported that the property owner would not be available as he is traveling. Officer Parsons requested additional time to conduct a site inspection.

MOTION: Motion made by Vice Chair Seaman to continue to the July 16, 2026 meeting. Seconded by Sateriale. All in favor. Vote: Unanimous.

I. Notice of Violation #25-008 – 824 Riverside Drive – David Turmel

(Continued from May 21, 2026)

Conservation Officer Parsons reported that the wetland consultant (Maureen Harold) has requested a continuance to the July 16, 2026 meeting. He noted that there have been delays related to the recent passing of a family member and difficulties in sourcing the appropriate geotextile material. He believes the applicant has now settled on using geomet (geotextile matting) rather than riprap and that materials may have been secured. applicant's , Norse Engineering

MOTION: Motion made by Seaman to continue to the July 16, 2026 meeting. Seconded by Sateriale. All in favor. Vote: Unanimous.

J. Notice of Violation #25-004 – 30 Brown Court – Henrique Alves

(Continued from May 21, 2026)

Conservation Officer Parsons reported that wetland consultant Maureen Harold has requested a continuance to the July 16, 2026 meeting. He noted that contractors are scheduled to be on the property and that work has begun. the applicant's ,,

MOTION: Motion made by Seaman to continue to the July 16, 2026 meeting. Seconded by Sateriale. All in favor. Vote: Unanimous.

K. Notice of Violation #26-007 – 8 Grandview Road – William Kannan

Conservation Officer Parsons reported that he received a complaint regarding the removal of conservation markers, cutting of trees, and burning of wood on the property. Upon inspection, he observed that a conservation marker had been pulled out near the end of the driveway, trees had been near the stream, and brush had entered the stream. He noted that as of his most recent visit, most of the wood has been removed and the brush has been pulled out of the stream. felled

William Kannan appeared via Zoom and addressed the Commission. He stated that he removed the trees because they were hazardous — falling onto his fence and posing a safety risk to his children during storms over recent winters. He acknowledged that he was not aware of the requirement to file for a permit prior to cutting trees in or near wetlands, and expressed appreciation for Conservation Officer Parsons' guidance throughout the process.

Chairman Di Zazzo acknowledged the homeowner's explanation and noted that a permit protocol exists for tree cutting in or near wetlands, and that this process must be followed in the future. He directed Mr. Kannan to reinstall the conservation markers and posts and to contact the Conservation Office upon completion so Officer Parsons can conduct an inspection. The Commission will monitor vegetation regrowth and may discuss additional plantings at a future meeting if warranted.

MOTION: Motion made by Seaman to continue to the August 6, 2026 meeting. Seconded by Secretary Sateriale. All in favor. Vote: Unanimous.

L. Notice of Violation #26-005 – 60 Ames Street – Muhammad Tasleem

Conservation Officer Parsons reported that a complaint was received regarding unpermitted work in the wetlands on the property. Mr. Tasleem had visited the Building Inspector's office prior to conducting work, and was incorrectly told by that office that he could proceed; he was not directed to the Conservation Office. stated that he also stated that he

Officer Parsons stated that Mr. Tasleem immediately ceased all activity upon being contacted. The primary issue involves fill material that was brought onto the property (including solid debris and cut material), as well as clearing of vegetation in a wetland area containing skunk cabbage. Officer Parsons noted that he gave Mr. Tasleem permission to remove solid waste from the fill. A video and updated photographs of current conditions were offered by Mr. Tasleem for the record and were requested to be emailed to the Conservation Office. the

Mr. Tasleem appeared in person and addressed the Commission at length. He stated that he was unaware of the presence of wetlands on the property at the time of purchase, that no wetland delineation or conservation notation appeared in his property records, and that he acted in good faith to clean up a previously neglected area. He expressed frustration with the process of locating available wetland scientists to conduct a delineation, as several consultants he contacted were unavailable due to the busy season.

The Commission acknowledged that the violation intentional. However, Chairman Di Zazzo and Officer Parsons emphasized that the wetland delineation must be completed as a necessary first step to resolving the violation. Conservation Officer Parsons committed to delivering a list of wetland consultants to Mr. Tasleem's home on Tuesday. The Commission directed Mr. Tasleem to retain a consultant to delineate the wetlands, after which conservation posts would be installed and the area would be allowed to restore naturally.may not have been ,

The Commission also noted that if the matter escalates to an Enforcement Order, fines of \$100 per day may be assessed from the date of the first violation. Chairman Di Zazzo stated clearly that the Commission does not

wish to pursue fines and prefers to work cooperatively with the property owner to achieve compliance.

MOTION: Motion made by Vice Chair Seaman to continue to the July 2, 2026 meeting. Seconded by Friant. All in favor. Vote: Unanimous.

M. Emergency Certification #26-009 – 30 Hidden Road – Sam Higginbottom

Conservation Officer Parsons reported that a large pine tree that had been leaning over Mr. Higginbottom's shed came down this week, necessitating emergency removal. Officer Parsons signed an Emergency Certification to authorize the work.

MOTION: Motion made by Seaman to ratify Emergency Certification #26-009. Seconded by Sateriale. All in favor. Vote: Unanimous.

VII. CONSERVATION OFFICER'S REPORT

25 Thayer Street – NOV #24-008 / Enforcement Order #25-001

Conservation Officer Parsons reported that this item had been inadvertently left off the May 21, 2026 agenda due to a clerical error. He noted that the property owner is available only after 7:00 p.m. or on weekends, and he has not yet been able to conduct a site visit during those times due to his own schedule. The property owner contends there are no wetlands on her property; however, an engineered plan on file indicates the presence of wetlands. Officer Parsons stated he needs to visit the site to review the discrepancy.

MOTION: Motion made by Seaman to add 25 Thayer Street to the July 16, 2026 agenda. Seconded by Friant. All in favor. Vote: Unanimous.

28 West Street

Conservation Officer Parsons reported that a Notice of Violation and Enforcement Order are forthcoming for 28 West Street. The property owner has unpermitted dirty fill in the yard, including bricks, large rocks, wood, and

broken pottery. Officer Parsons stated that he has explained to the property owner what constitutes legal fill and has directed him to have his contractor or landscaper contact the Conservation Office. He has not yet received a response. This item will be placed on the July 2, 2026 agenda.

VIII. OTHER BUSINESS

A. Release of \$577.00 – MACC Membership

The Commission considered a request for release of \$577.00 from Conservation Commission funds the Massachusetts Association of Conservation Commissions (MACC) .to renew membership in for all of the commissioners

MOTION: Motion made by Boulay to release \$577.00 from Conservation Commission funds for the MACC membership. Seconded by Seaman. All in favor. Vote: Unanimous.

B. 2027 Conservation Commission Meeting Schedule

The Commission considered acceptance of the proposed 2027 Conservation Commission meeting schedule, which had been distributed to all members in advance.

MOTION: Motion made by Sateriale to accept the proposed 2027 Conservation Commission meeting schedule. Seconded by Boulet. All in favor. Vote: Unanimous.

C. Request for Financial Report

Sateriale requested that a formal financial report be placed on a future agenda. He asked that Conservation Clerk Michelle Davidson prepare a comprehensive report addressing the following: the current balance of Conservation Commission funds; the current rate of fund accrual; the last time the Commission's fee structure was reviewed or adjusted; and projected out-year liabilities (such as vehicle replacement). He noted that any changes to the fee structure would require approval from the City Council. Chairman Di Zazzo

agreed and directed Ms. Davidson to prepare the report for one of the future meetings at a pace that is reasonable for her workload.

D. City Hall Closure – Juneteenth Holiday

Sateriale noted that City Hall would be closed on June 19, 2026 in observance of the Juneteenth holiday, and confirmed that any signatures required would be obtained on Monday, June 22, 2026.

E. July 2, 2026 Meeting Attendance

Chairman Di Zazzo confirmed attendance for the July 2, 2026 meeting. Seaman, Sateriale, and Boulay confirmed they plan to attend. Friant indicated she would not be present. The Chair noted the Commission should be mindful of quorum. meeting the requirement for a

IX. ADJOURN

There being no further business, a motion to adjourn was made by Seaman and seconded by Friant. All in favor. The meeting was adjourned at 8:19 p.m.

Respectfully submitted by,

Dave Di Zazzo, Chairman

Respectfully submitted by:	Reviewed by:	Approved on:
_____	_____	_____
Michelle Davidson	Kenneth Sateriale	Date