



## METHUEN CONSERVATION COMMISSION

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41 Pleasant Street, Suite 217  
Methuen, MA 01844

### **CITY OF METHUEN**

### **CONSERVATION COMMISSION**

#### **Minutes of a Meeting – July 2, 2026**

The City of Methuen Conservation Commission held a hybrid meeting via in-person and Zoom video conferencing (VC) on July 2, 2026, at 7:00 p.m. at the alternate location of Sanborn Hall, 90 Hampshire Street, Methuen, MA 01844.

Present for this meeting were Dave Di Zazzo, Chair; Kenneth Sateriale, Secretary; Sandra Boulay, Commissioner; and Patrice Friant, Commissioner. Also present were Conservation Officer Chris Parsons and Michelle Davidson, Conservation Clerk. Absent were Cara Seaman, Vice Chair, and Rachel Lecher, Commissioner.

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 – CROSSLD QOZB, LLC – Dresser, Williams & Way, Inc.**

(Continued from June 18, 2026)

The applicant requested a further continuance to allow submission of an invasive species management plan and to address a pending waiver request for a 35-foot setback.

MOTION: Motion made by Friant to continue to the July 16, 2026 meeting.

Seconded by Sateriale. Vote: Unanimous.

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

(Continued from June 18, 2026)

Hannah Raddatz (Wetland Scientist, BSC Group) presented responses to peer review comments from Lucas Environmental covering alteration fees, resource area identification, and structure replacements. She explained that impacts to bordering land subject to flooding and buffer zones are temporary and restorative, and that structure replacements are exempt under the Wetlands Protection Act. She noted that steel structures could last decades to over a century compared to wooden poles.

Sateriale requested that all substantive assurances and responses be provided in writing before a vote is taken. All commissioners agreed, citing proper record-keeping. Ms. Raddatz agreed to submit a written memo addressing all open comments. Davidson noted City Hall is closed Fridays and requested the memo be submitted by Tuesday morning. The Commission confirmed acceptance of that deadline.

MOTION: Motion made by Friant to continue to the July 16, 2026, meeting.

Seconded by Sateriale. All in favor. Vote: Unanimous.

**C. 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 18, 2026)

The applicant requested a continuance to allow time for a peer review response to MassDEP comments.

MOTION: Motion made by Friant to continue to the July 16, 2026 meeting.

Seconded by Sateriale. All in favor. Vote: Unanimous.

## **II. CALL TO ORDER**

The official business meeting was called to order at 7:23 p.m.

## **III. ACCEPTANCE OF AGENDA / AMENDMENTS (IF ANY)**

A clerical error was identified: the MCC number for the Notice of Violation at 28 West Street was corrected to 26-008.

MOTION: Motion made by Sateriale to accept the agenda as amended.

Seconded by Boulay. All in favor. Vote: Unanimous.

## **IV. ACCEPTANCE OF MINUTES – June 18, 2026**

MOTION: Motion made by Sateriale to accept the minutes of June 18, 2026.

Seconded by Boulay. All in favor. Vote: Unanimous.

## **V. NEW BUSINESS**

### **A. Request for Determination of Applicability (RDA) – 4 Gleason Street – Methuen Village at Riverwalk (MCC File #26-005) – Thomas Myers**

Tom Myers presented a request to replace existing asphalt in the parking lot at 4 Gleason Street. The project is a like-for-like replacement with no changes to footprint, parking count (42 spaces, 4 handicapped), or square footage (approximately 32,976 sq ft). The work is to be performed by EJ Paving, and reclaimed asphalt is to be disposed of at Brock Industries, Dracut, MA. Mr. Myers confirmed EJ Paving is OSHA-trained and MassDOT-approved. Conservation Officer required 48-hour notice before erosion control installation for inspection, no stockpiling on site, and a bill of lading for reclaimed asphalt delivery to Brock Industries. Mr. Myers confirmed EJ

Paving is aware of all conditions and will install erosion control prior to work commencement.

MOTION: Motion made by Sateriale to issue a Negative Determination of Applicability (Negative 2 and 3, state and local) Seconded by Friant. All in favor. Vote: Unanimous.

## **VI. OLD BUSINESS**

### **A. Stormwater Management Permit – 11 Cross Street – CROSSLD QOZB, LLC – Dresser, Williams & Way, Inc.**

(Continued from prior meeting)

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

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

### **B. Notice of Violation #26-006 – 143B Tyler Street – Aaron DeGloria**

The property owner requested a continuance due to being out of town until August 20.

MOTION: Motion made by Friant to continue to the August 20, 2026 meeting. Seconded by Sateriale. All in favor. Vote: Unanimous.

### **C. Notice of Violation #26-008 – 28 West Street – Harjinder Singh**

Conservation Officer discovered piles of fill on the property while driving by and issued a notice of violation. Photos were presented to the commission. Issues include mounds of non-compliant fill, buried logs, an illegal drainage pipe, and fill near conservation markers. Garbage has been removed since the notice was issued, but logs and fill mounds remain. Some logs appear to have been buried. Conservation markers are present; the exact setback (35 or 50 feet) has not yet been confirmed, but the area is within the 100-foot jurisdictional zone.

Conservation Officer will meet with the property owner on-site on Tuesday to review Commission remediation requirements, provide the ordinance on acceptable fill, and outline the required remediation actions. Sateriale requested correction of the spelling of the property owner's name in the record: H-A-R-J-I-N-D-E-R S-I-N-G-H.

Conservation Officer Parsons will meet with Mr. Singh on-site Tuesday July 7 at 10:00 AM to review requirements and provide written ordinance guidance. Mr. Singh must remove non-compliant fill mounds and unbury any buried logs within the jurisdictional area.

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

**D. Notice of Violation #26-009 – 91 Lindbergh Ave – Lindbergh Ave, LLC**

The representative for the owner requested a continuance to July 16, 2026.

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

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

Muhammad Tasleem was previously issued a verbal cease and desist (followed by a written letter from the Commission that was hand-delivered by Parsons) for filling wetlands and dumping garbage. Maureen Harold, Wet Land Scientist, working for Mr. Tasleem, conducted a delineation on Monday. The wetland line was confirmed approximately where Parsons previously estimated. Loam was spread over the weekend on the non-wetland side of the property. Remaining issues include garbage, logs, bricks, and other debris that must be removed by hand. Erosion control markers are to be installed every 25 feet; the area is to be seeded for stabilization. Wetlands are to be allowed to naturally regenerate.

Mr. Tasleem confirmed full cooperation from day one. Sateriale commended the property owner's cooperation. Parsons scheduled a site visit with Mr. Tasleem for Monday, July 6, at 2:30 PM.

Mr. Tasleem was directed to remove all debris (garbage bags, logs, bricks) by hand, install erosion control markers every 25 feet, and seed the area for stabilization — all prior to the August 20, 2026 hearing.

MOTION: Motion made by Friant to continue to the August 20, 2026 meeting. Seconded by Sateriale. All in favor. Vote: Unanimous.

**F. Emergency Certificate #26-0010 – 34, 36, 38 Oaks View Street (Beaver Dam)**

Conservation Officer Parsons issued an emergency certificate after receiving complaints from multiple residents about high water levels in their backyards caused by a beaver dam. The dam has been breached twice during the week; water levels were still elevated as of Wednesday. The emergency certificate lasts 30 days. Beavers have not been trapped in that locale in approximately two years. Officer Parsons will continue breaching the dam as needed (approximately once or twice per week) within the 30-day emergency certificate period.

MOTION: Motion made by Sateriale to ratify Emergency Certificate #26-0010. Seconded by Friant. All in favor. Vote: Unanimous.

**G. Certificate of Compliance – 175 Pelham Street (DEP File #219-1315, MCC File #25-033) – MDRFL Realty LLC / Grieco Automotive Group**

The applicant has not responded to outreach from the Commission. Two outstanding items remain on the plan to be completed by the applicant: a cement berm around a double catch basin and a hood for the outfall. Two additional items were identified during site inspection: a 13,000-gallon exterior waste oil tank (approximately 50 feet from wetlands) and steel protective structures around the tank — neither of which are shown on the

plan. No representative appeared at the meeting. All four items must be reflected on the submitted plan and completed before compliance can be certified. Parsons to communicate necessary actions to the applicant.

MOTION: Motion made by Sateriale to table. Seconded by Friant. All in favor.

Vote: Unanimous.

## **VII. CONSERVATION OFFICER'S REPORT**

### **Brown Court – Ongoing Violation (Informal Discussion)**

Conservation Officer Parsons reported an ongoing violation at Brown Court (at least one year). The property owner has removed fill from the floodplain as required, leaving a depression approximately 20 by 30 feet and one foot deep. The owner is requesting permission to install a riprap swale to prevent standing water and mosquito breeding. The depression will hold water during rain events. The owner plans to seed the area with grass mix and direct drainage flow toward the adjacent wetland via a small swale.

Secretary Sateriale asked whether the engineering department should be involved given drainage flow and volume concerns. Parsons noted engineering involvement is not typical for a project of this small scale but suggested that the Commission require the submission of an RDA as appropriate, given the owner's prior violation history.

The Commission agreed that the property owner should be instructed to file an RDA application. Officer Parsons will advise the Brown Court property owner to proceed with an RDA application as soon as possible.

## **VIII. OTHER BUSINESS**

### **A. Administrative Announcements – Mandatory Furloughs and Schedule Changes**

Davidson informed the commission of mandatory City Hall furloughs — Fridays closed — for approximately 20 weeks, potentially through Thanksgiving, with reassessment after Labor Day.

Davidson announced that she will be on vacation and will not be at the September 17, 2026, meeting.

MOTION: Motion made by Boulay to cancel the September 17, 2026, meeting and push any continued items to the first October meeting. Seconded by Friant. All in favor. Vote: Unanimous.

Davidson will notify all relevant parties of the cancellation of the September 17, 2026, meeting and rescheduling of continued items to the first October meeting.

## **IX. ADJOURN**

There being no further business, a motion to adjourn was made by Sateriale and seconded by Friant. All in favor. The meeting was adjourned.

Respectfully submitted by,

Dave Di Zazzo, Chairman

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| Respectfully<br>submitted by: | Reviewed by:      | Approved on: |
| <hr/>                         | <hr/>             | <hr/>        |
| Michelle Davidson             | Kenneth Sateriale | Date         |