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METHUEN CONSERVATION COMMISSION

41 Pleasant Street, Suite 217
Methuen, MA 01844

CITY OF METHUEN CONSERVATION COMMISSION Minutes of a Meeting – July 16, 2026

The City of Methuen Conservation Commission held a hybrid meeting via in-person and Zoom video conferencing (VC) on July 16, 2026, at 7:00 p.m. at Searles Building, 41 Pleasant Street, 2nd Floor Conference Room, Methuen, MA 01844. Present for this meeting were Dave Di Zazzo, Chair; Cara Seaman, Vice Chair; Kenneth Sateriale, Secretary; Rachel Lecher, Commissioner; and Patrice Friant, Commissioner. Also present were Chris Parsons, Conservation Officer and Michelle Davidson, Conservation Clerk. Absent was Sandra Bouley, 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. Notice of Intent

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

(Continued from June 18, 2026)

The applicant submitted a letter requesting a continuance to the August 6, 2026, meeting.

MOTION: Motion made by Seaman to continue to the August 6, 2026, meeting. Seconded by Friant. All in favor. 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)

Andrew Cole, Lead Environmental Scientist for National Grid, and Hannah Raddatz, Wetland Scientist with BSC Group (attending via Zoom), appeared before the Commission to discuss the peer review comment response letter. Lucas Environmental served as the conservation peer reviewer. Several outstanding issues were identified and discussed in detail.

Resource Area Delineation: Lucas Environmental identified two Isolated Vegetated Wetlands (IVWs), a hydrologic connection with an upland area, and a Bordering Vegetated Wetland (BVW) requiring jurisdictional determination under Chapter 12. The applicant proposed completing delineations over the summer and submitting revised Environmental Resource (ER) maps prior to construction, which is projected to begin in March 2027. Commissioners agreed these delineations must be completed and submitted before an Order of Conditions is issued.

Wetland Flagging: Lucas Environmental noted missing wetland flags in the field. The applicant proposed edge-to-edge flagging within 10 feet of access routes and 100 feet of work areas prior to construction. The Commission requested edge-to-edge delineation and flagging of all wetlands as a prerequisite to issuing the Order of Conditions.

Filing Fees and Structure Replacement Exemption: Lucas Environmental raised the question of whether the utility structure replacements qualify as "in-kind" replacements exempt from substantial enlargement fees under the Wetlands Protection Act and local ordinance. Hannah Raddatz explained that direct embed wood pole replacements are comparable in fill footprint to existing steel structures (approximately 60 inches or 20 square feet). Three concrete caissons in wetlands represent a larger foundation type, necessitated by soil conditions confirmed via a prior soil boring project. Fill impact percentages were cited as 0.015% increase for direct embeds, 0.005% increase in BVW, and 0.003% in BLSF for the caisson area. The Commission requested a formal table documenting, for every structure in the wetland, the existing size, proposed size, height above ground, and depth below ground. The applicant agreed to provide this in writing. The Commission indicated this item would not hold up the Order of Conditions once the table is provided.

Turtle Protection Plan and Natural Heritage: Natural Heritage issued a determination letter requiring a Turtle Protection Plan (TPP) and adherence to National Grid's Operation and Management Plan to avoid a "take." The applicant confirmed the TPP is currently under review by Natural Heritage's herpetologist. The Commission confirmed its consistent practice of requiring the Natural

Heritage response and an approved TPP before issuing any Order of Conditions. The Commission requested a copy of the determination letter.

Ox Brook / Braided Stream Crossing: The project proposes a construction mat crossing of Ox Brook, which features a braided stream channel approximately 15–16 feet wide at the crossing point. Lucas Environmental noted the existing plans did not clearly show the multiple stream channels. Hannah Raddatz displayed aerial imagery (2023 Google) confirming the braided character of the stream. The applicant described the matting method: timber mats placed on stringers over the channel, providing clearance for water flow, anchored by cables in floodplain areas, with mats to be removed within one growing season. The Commission requested that the revised plans explicitly show the braided stream channels and the proposed matting crossing detail in writing. The applicant agreed to redeliberate and update the plans accordingly. A second crossing on the eastern side of an upland island (across a second river near the Whirlaway Golf site) was also discussed. MassDOT is pursuing a permanent access route; the crossing was included as a conservative worst-case scenario.

The Commission determined that too many outstanding items remain to issue an Order of Conditions at this time. Items required before issuance include:

1. Edge-to-edge wetland flagging and delineation of all resource areas identified by Lucas Environmental.
2. Completed jurisdictional determination of IVWs under Chapter 12.
3. Written table of all existing vs. proposed structure sizes (height, width, depth).
4. Approved Turtle Protection Plan from Natural Heritage and copy of Natural Heritage determination letter.
5. Revised site plans reflecting braided stream channels and construction matting details in writing.

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

C. Notice of Intent – DEP File #219-1320, MCC File #26-001 – 11 Cross Street – CROSSLQ QOZB, LLC – Dresser, Williams & Way, Inc.

(Continued from July 2, 2026)

Steven Dresser of Dresser, Williams & Way, Inc., representing CROSSLQ QOZB LLC; Mark Arnold of Goddard Consulting (Invasive Species Management); Maria Johnsenberg of Tighe & Bond (Conservation Peer Reviewer, via Zoom); and Ray Comier (Property Representative) appeared before the Commission to discuss the proposed 168-unit multi-family dwelling with clubhouse and pool at 11 Cross Street. The site is a former contractor yard described as primarily hard-packed

gravel and heavily degraded. Plans include stormwater management, wetland delineation updates, and an Invasive Species Management Plan for the buffer zone.

Waiver Request for 35-Foot Buffer Zone: The applicant requested a waiver to allow a fire access road loop within the 35–50-foot buffer zone, at the preference (not requirement) of the Methuen Fire Department. The fire department's correspondence indicated the loop is a preference for faster egress during emergencies but acknowledged the project meets minimum turnaround standards without it. Tighe & Bond (Maria Johnsenberg) clarified that the Methuen Wetland Bylaw does provide a mechanism to allow work within the 35–50-foot zone for public benefit (health/safety), but the Commission is not required to grant such a waiver. Because the fire department characterized the loop as a preference rather than a requirement, Tighe & Bond could not definitively recommend approval on that basis. Chairman Di Zazzo stated personal opposition to granting the waiver, emphasizing the Commission's consistent practice of maintaining the 50-foot no-build, no-disturb buffer and his obligation to treat all applicants equally. The applicant clarified that the project can be built without the waiver using a hammerhead turnaround, and that if the waiver is denied, they would not implement the invasive species management plan within the buffer zone.

Invasive Species Management Plan: Mark Arnold of Goddard Consulting presented the Invasive Species Management Plan (ISMP), which proposes comprehensive removal of invasive species and installation of native plantings within the 35-foot buffer, portions of the 50-foot buffer, and areas beyond the 50-foot buffer where feasible. Tighe & Bond acknowledged the ISMP represents a substantial ecological improvement over existing conditions if managed correctly but noted the significant invasive seed bank surrounding the property means management must be long-term. Tighe & Bond recommended a minimum of two years of monitoring but strongly suggested conditioning monitoring in perpetuity given the persistent seed bank. The Commission and applicant expressed willingness to accept a perpetual monitoring/management condition tied to the property title via the Order of Conditions. Maria Johnsenberg suggested that a trigger-based management condition—requiring active treatment whenever invasive dominance is observed to be increasing—would be an appropriate long-term framework.

Stormwater Management: Steven Dresser outlined the stormwater design: roof drains connected to underground infiltration basins sized for up to the 10-year storm; a forebay and vegetated swale providing treatment prior to discharge; curbing in the buffer zone area to direct runoff to treatment systems rather than directly to wetlands. The site qualifies as a redevelopment site; the applicant stated near-full compliance with the 10 DEP Stormwater Management Standards to the maximum extent practicable.

The applicant agreed to prepare a draft outline of perpetual monitoring and management conditions and submit it to the Conservation Office, who will forward

it to Tighe & Bond for review and refinement. Outstanding stormwater plan revisions also remain pending.

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

Filing deadline for the August 6, 2026, meeting is July 27, 2026. The applicant acknowledged that if materials are not received by this deadline, the matter will be continued to the next available meeting.

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 July 2, 2026)

A continuance was requested pending a peer review response.

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

II. CALL TO ORDER

The official business meeting was called to order at 8:23 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 – July 2, 2026

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

V. NEW BUSINESS

No new business was presented.

VI. OLD BUSINESS

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

(Continued from July 2, 2026)

Discussed in conjunction with Notice of Intent Item I-C above.

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

B. Notice of Violation #24-008 / Enforcement Order #25-001 – 25 Thayer Street – Moskal and Cavarallo

(Continued from June 18, 2026)

Conservation Officer reported the site is substantially in compliance. The only outstanding item is the property owner's refusal to install conservation markers. Scheduling has been difficult due to the owner's limited availability (after 6 PM

weekdays and Saturday afternoons) and the Agent's current workload. The Agent committed to making an on-site visit on personal time within the next one to two weeks. The Commission noted the engineered wetland line plan is now being disputed by the owner. Commissioners expressed a desire to pursue enforcement if markers are not installed.

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

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

(Continued from June 18, 2026)

Conservation Officer reported the site is substantially in compliance. The property owner is considering filing an RDA to install a drainage pipe for a storage area that currently retains standing water. As of this meeting, the owner is leaning toward simply removing the remaining materials rather than pursuing the drainage installation. The matter was discussed with the owner on the day of the meeting.

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

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

(Continued from June 18, 2026)

Conservation Officer reported visiting the site on July 16, 2026. A substantial amount of bark mulch has been removed from the jurisdictional area.

MOTION: Motion made by Seaman to continue to the October 15, 2026, meeting. Seconded by Friant. All in favor. Vote: Unanimous.

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

(Continued from June 18, 2026)

Conservation Officer reported that the property is in compliance and recommended to monitor into the growing season.

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

F. Notice of Violation #26-009 – 91 Lindberg Ave – 91 Lindberg Ave, LLC

(Continued from July 2, 2026)

Conservation Officer reported that he conducted a site inspection earlier in the week. He stated that Dennis Griecchi of Andover Consultants is preparing a site plan and anticipates it will be completed in approximately four weeks.

Mr. Parsons reported that the property contains a significant amount of fill, estimated to be approximately 50 feet in length and 3 feet in height, located within approximately 10 feet of the wetland boundary. To prevent further delay while the compliance plan is being prepared, he made an administrative decision to allow the property owner to begin removing the fill material.

MOTION: Motion made by Seaman to continue to the September 3, 2026, meeting. Second by Friant. All in Favor. Vote: Unanimous

Conservation Officer reported that he conducted a site visit with a prospective purchaser of a 15-acre portion of the property at 120 Lindberg Avenue. The prospective buyer is considering constructing an industrial building on approximately four acres of the parcel. Mr. Parsons noted that a substantial portion of the property contains wetlands.

He asked the Commission whether it would be supportive of a security fence under these circumstances. The Commission discussed the proposal and the potential impacts to wildlife movement within the buffer zone. The commissioners agreed that more information is needed before a final decision can be made.

There being no further business, a motion to adjourn was made by Sateriale and seconded by Friant. All in favor. The meeting was adjourned. 8:35

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