



Tel (978) 983-8650

## METHUEN CONSERVATION COMMISSION

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41 Pleasant Street, Suite 217  
Methuen, MA 01844

### **CITY OF METHUEN CONSERVATION COMMISSION Minutes of a Meeting – August 6, 2026**

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The City of Methuen Conservation Commission held a hybrid meeting via in-person and Zoom video conferencing (VC) on August 6, 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. Commissioner Sandra Bouley was absent. 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.

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### **PUBLIC HEARING**

#### **1. NOTICES OF INTENT:**

#### **2. NOTICES OF INTENT CONTINUED:**

A. Notice of Intent – DEP File #219-1323, MCC File #26-004 – 109 North Street – Andover Consultants, Inc. – Nolberto Galicia (Continued from July 16, 2026)

Dennis Grecci of Andover Consultants appeared before the Commission and presented a revised site plan reflecting changes made in response to Commission discussion and peer review comments. Key updates included a reduction of permanent and temporary impacts within the buffer zone by repositioning the house and tightening grading and landscaping plans. All pavers were removed from the 50-foot no-disturb zone. The post-and-rail fence was replaced with posts and conservation markers along the 50-foot line in sensitive areas, per Commission preference. Remaining permanent impacts are limited to two green-hatched areas (left and right sides of the house) within the 50-to-35-foot buffer zone.

Peer reviewer Maria Johnsenberg of Tighe & Bond confirmed that plan updates were consistent with prior discussion and that outstanding peer review comments had been addressed. Recommended conditions, including no pesticides or herbicides in no-disturb zone areas, were noted as agreeable to the applicant. Commission discussion focused on the tightness of the site, the importance of maintaining the 50-foot no-disturb boundary, and preventing future encroachment through mowing. Chair Di Zazzo expressed a preference for posts with markers over post-and-rail fencing in critical areas, and for prohibiting any mowing beyond the 50-foot line.

No public comment was received.

MOTION: Motion made by Seaman to close the hearing. Seconded by Friant. All in favor. Vote: Unanimous. Hearing closed.

The Order of Conditions to include no-mow restriction beyond 50-foot line in all impacted areas; no pesticides or herbicides in no-disturb zone; posts with conservation markers at 50-foot boundary; partial waiver of 50-foot no-disturb granted for two limited areas.

B. 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 16, 2026)

Applicant requested continuation to allow time to respond to peer review comments. Conservation Officer noted that he attended a meeting that was held during the week with the applicants and Maria Johnsenberg to resolve a discrepancy in the wetland boundary. A revised plan with the corrected wetland line and new recreation area is forthcoming.

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

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

(Continued from July 16, 2026)

Steven Dresser of Dresser, Williams & Way, Inc., appeared before the Commission on behalf of CROSSLD QOZB, LLC. At the prior meeting, the Commission found the proposed plan did not meet the standards required to permit alteration within the 50-to-35-foot zone for emergency access. A revised plan was submitted featuring a hammerhead turnaround (previously approved in concept by the fire department) to replace the loop design, keeping all construction outside the 50-foot no-disturb zone.

Additional changes included elimination of the subsurface detention system near the 50-foot zone, replaced with catch basins, a manhole, and a constructed wetland. A retaining wall and visual barrier (post-and-rail or fence) were added along the retaining wall area. Reduction of floodplain fill was achieved, with compensatory areas relocated outside the 50-foot zone.

Maria Johnsenberg of Tighe & Bond confirmed the hammerhead redesign largely addresses outstanding buffer zone concerns. Final stormwater design is still needed for peer review completion.

Applicant indicated intent to appear before the Community Development Board the following Wednesday and estimated a full submission to Maria by the first meeting in October. Filing deadline was confirmed as September 21, 2026.

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

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## **REGULAR PUBLIC MEETING**

3. CALL TO ORDER: 7:25 p.m.

4. ACCEPTENCE OF THE AGENDA / AMENDMENTS (IN ANY):

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

5. ACCEPTANCE OF MINUTES – July 16, 2026

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

6. NEW BUSINESS:

5. OLD BUSINESS:

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

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

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

B. Enforcement Order #25-006 – 2 Muirfield Lane (Continued from June 4, 2026)

Conservation Officer Chris Parsons reported that arborvitae have been removed and relocated to the proper area. The owner was advised to contact Maureen Herald of Norse Environmental Services regarding planting mix. Maureen was scheduled to conduct spot grade inspection the following week. Owner is ahead of schedule and largely in compliance.

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

C. Notice of Violation #24-008 / Enforcement Order #25-001 – 25 Thayer Street – Moskal and Cavarallo (Continued from June 18, 2026)

Conservation Officer reported that the property has been sold. Mr. Parsons visited the site and spoke with the new owner's nephew, providing a business card and explaining that under Massachusetts statute, new owners automatically assume liability for existing violations. Follow-up contact was expected; if no response by mid-week, Mr. Parsons would revisit the property. A new enforcement order can be issued to the new owner as needed. Remaining compliance items include installation of markers and posts.

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

D. Notice of Violation #25-016 – 46 Ayer Street (Continued from June 4, 2026)

Matter requires monitoring through two growing seasons. Site was noted to be in compliance at this time.

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

E. Notice of Violation #26-007 – 8 Grandview Road – William Kannan (Continued from June 18, 2026)

Mr. Parsons reported speaking with the owner; site is largely in compliance, materials removed, and vegetation is regrowing. Site photos were reviewed by the Commission.

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

F. Notice of Violation #26-008 – 28 West Street (Continued from July 2, 2026)

Mr. Parsons reported visiting the site. The owner hand-sifted all dirty fill (Commission granted this administrative approach as an alternative to full removal). Dirty fill and most of the illegal drainage pipe have been removed. A small depression remains; owner wishes to fill and level the area, which is outside the conservation zone. The owner was directed to apply for an RDA.

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

G. Notice of Violation #26-010 – 14 Freeport Street – Wilfred Cyr

Commission received a complaint regarding fill being pushed into wetlands by machinery. A mound of fill was found within approximately 20 feet of an intermittent stream. Owner was confirmed to be already in compliance regarding fill removal.

Owner was directed to install 4x4 posts with conservation markers every 20 feet along the boundary line, starting at the corner. Conservation markers are supplied free of charge by the Commission; owner is responsible for post installation. Mr. Parsons to inspect when complete. Matter to be monitored for two growing seasons; owner does not need to attend every meeting.

MOTION: Motion made by Seaman to continue to September 3, 2026. Seconded by Friant. All in favor. Vote: Unanimous.

H. Request for Certificate of Compliance- File #219-1255, MCC File #21-003 – 602 Lowell Street – Richard Giuffrida

Applicant submitted as-built plan with certification letter and engineer's stamp. Work was confirmed complete and in compliance.

MOTION: Motion made by Seaman to issue Certificate of Compliance. Seconded by Friant. All in favor. Vote: Unanimous.

I. Request for Certificate of Compliance DEP File #219-1313, MCC File #25-001 – 65 Ormonde Road – Christina Stonionis

Conservation Officer confirmed that the site is in compliance.

MOTION: Motion made by Seaman to issue Certificate of Compliance. Seconded by Friant. All in favor. Vote: Unanimous.

J. Request for Certificate of Compliance DEP File #219-1250, MCC File #20-009 – 33/47R Danton Drive – 47R Danton Landowner, LLC

Applicant provided an update on drainage system installation, sediment removal (approximately 3 tons removed), and pipe cap status. Outstanding item: confirm status of two cleanouts and associated pipe shown on record plans (determined not to be present; pipe capped for future extension). Applicant to submit complete as-built documentation. Informal filing deadline extended to Tuesday (August 11) given proximity to the standard August 10th deadline.

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

K. Emergency Certification #26-011 – 80 Hampstead Street

During a drainage inspection, a hazardous tree was identified and removed on-site. Tree split at the base and posed a direct threat to the structure.

MOTION: Motion made by Seaman to issue Emergency Certificate. Seconded by Friant. All in favor. Vote: Unanimous.

L. Emergency Certification #26-012 – 64 Maple Street

Conservation Officer noted this will be the last emergency certificate processed under the current procedure. Going forward, all emergency certification requests will follow the DEP-recommended process via *open.gov*, requiring a joint inspection by the Health Department and Conservation Officer prior to issuance.

MOTION: Motion made by Seaman to issue an Emergency Certificate. Seconded by Friant. All in favor. Vote: Unanimous.

Beaver Management Policy Clarification

Following discussion regarding a beaver dam situation on Stonewall, the Commission reaffirmed its policy: the Commission will breach dams as a courtesy measure only. Trapping of beavers is the responsibility of the homeowner, who

must hire a licensed trapper. The Commission confirmed this is consistent with Health Department guidance and standard practice – the Commission is not in the trapping business.

## 8. CONSERVATION OFFICER'S REPORT:

### Public Meeting Policy Discussion:

Conservation Officer Chris Parsons and the Commission discussed proposed changes to meeting procedures, as clarified by the City Solicitor:

#### Public Hearing vs. Public Meeting Distinction

Public Hearings (Notices of Intent): Any member of the public may speak. The Commission is not obligated to respond. A 3-minute rule may be applied; the board may vote to extend by up to 2 minutes for relevance.

Regular Public Meetings: Open to public observation only. The board has discretion to permit public comment but is not required to do so.

### 3-Minute Public Comment Rule:

Commissioner Sateriale reported that Community Development Director Jack Wilson confirmed via voicemail that a 3-minute public comment rule is commonly used, legally permissible, and may be adopted by a majority vote of the Commission. A 2-minute extension may be granted by board majority vote. New procedures may be noted on agendas going forward.

Chair Di Zazzo expressed a preference for flexible management of public comment as a discretion of the chair but acknowledged the utility of the 3-minute rule as a tool for preventing disruption. Discussion was productive, but no formal vote was taken at this meeting.

### Roles & Responsibilities Document:

Commissioner Sateriale moved to adopt the draft Roles & Responsibilities document distributed by Michelle Davidson. As not all commissioners had yet had time to review the document, the vote was deferred. Vote was deferred to the September 3, 2026 meeting to allow all members time to review.

### Zoom Disruption Procedures:

Further clarification is needed on the Commission's authority to mute or remove disruptive remote participants from Zoom.

## 9. OTHER BUSINESS:

10. ADJOURN: 8:07

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

Respectfully submitted by,  
Dave Di Zazzo, Chair

|                                     |                              |                       |
|-------------------------------------|------------------------------|-----------------------|
| Respectfully submitted by:<br>_____ | Reviewed by:<br>_____        | Approved on:<br>_____ |
| Michelle Davidson, Clerk            | Kenneth Sateriale, Secretary | Date                  |