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METHUEN CONSERVATION COMMISSION

41 Pleasant Street, Suite 217
Methuen, MA 01844

CITY OF METHUEN CONSERVATION COMMISSION Minutes of a Meeting – August 20, 2026

The City of Methuen Conservation Commission held a hybrid meeting via in-person and Zoom video conferencing (VC) on August 20, 2026, at the Searles Building, 41 Pleasant Street, 2nd Floor Conference Room, Methuen, MA. 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.

PUBLIC HEARING

1. ROLL CALL:

Present were Dave Di Zazzo, Chair; Cara Seaman, Vice Chair; Commissioners Rachel Lecher and Sandra Boulay; Christopher Parsons, Conservation Officer; and Michelle Davidson, Conservation Clerk. Absent were Kenneth Sateriale, Secretary, and Patrice Friant, Commissioner.

2. NOTICES OF INTENT (New):

A. Notice of Intent – DEP File #219-1325, MCC File #26-006 – 30 Argilla Road – Nina Piro – Ben Osgood of Range Engineering Group appeared before the Commission and presented

plans for the proposed construction of an ADU at 30 Argilla Road. The proposed ADU would be constructed above an existing garage, which would remain in place. Portions of the proposed structure would extend approximately 13 feet beyond the existing garage, and a three-season room was also proposed.

The property contains an existing residence, driveway, retaining wall, patios, walkways, and shed. Wetlands are located downslope from the proposed work. The proposed project is between the 50-foot and 100-foot wetland buffer lines. The existing retaining wall and driveway would remain undisturbed.

The applicant explained that sewer, water, and electric utilities will be installed and connected to the existing residence. The existing walkway would be relocated, and construction access was anticipated through the lawn area on the opposite side of the house. Commission discussion focused on erosion and sediment controls due to the steep slope toward the wetlands. Additional straw wattles and siltation fencing were requested along the edge of the driveway and around the stockpile area. The Commission also discussed debris located near the lower portion of the driveway and requested that the material be removed, with documentation provided regarding disposal.

The existing driveway and shed within the buffer zone were also discussed. The driveway was described as having been constructed in 1988, prior to the applicable ordinance. The existing shed is proposed to remain. During discussion, the edge of the wetland was also identified as the edge of the 100-foot floodplain.

Updated plans had been received on the day of the hearing and had not yet been reviewed by all Commissioners. Copies were to be provided to Commissioners Lecher and Boulay for review. The DEP file number was still pending at the time of the discussion. The applicant was directed to revise the plans to reflect the additional erosion and sediment controls discussed by the Commission.

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

3. NOTICES OF INTENT (CONTINUED):

- A. **Notice of Intent – DEP File #219-1321, MCC File # 26-002 – 397 Transmission Line Asset Condition Refurbishment Project – BSC Group (Continued from 07/16/2026)** - An email has been received from the applicant requesting a continuance because, due to the timing of the response letter, the applicant was unable to adequately address the comments contained in the peer review.

MOTION: Motion made by Seaman to continue to September 3, 2026. Seconded by Boulay.

All in favor. Vote: Unanimous

- B. **Notice of Intent – DEP File #219-1324, MCC File #26-005** – Brook Street Culvert – TEC, Inc. – Department of Public Works, Methuen MA. (Continued from 08/6/2026) - An email had been received from the applicant requesting continuance.

MOTION: Motion made by Seaman to continue to September 3, 2026. Seconded by Boulay.

All in favor. Vote: Unanimous

PUBLIC MEETING

4. CALL TO ORDER / PUBLIC MEETING: 7:22

5. ACCEPTANCE OF AGENDA / AMENDMENTS: Amend Agenda to include Emergency Certification Old Business Item L

MOTION: Motion made by Seaman to accept the Agenda as amended. Seconded by Boulay.

All in favor. Vote: Unanimous

6. ACCEPTANCE OF MINUTES: August 6, 2026, and August 14, 2026 (Special Meeting)

MOTION: Motion made by Seaman to accept the Minutes for August 6 and 14. Seconded by Lecher. All in favor. Vote: Unanimous

7. NEW BUSINESS: NONE

8. OLD BUSINESS:

- A. **Enforcement Order #25-006** – 2 Muirfield Lane – Aniberquiz Baez (Continued from 08/06/2026) – To date, the site has been in compliance. Norse Environmental is working with homeowners and has recommended to top 15 ft of wet mix and 15 ft of wild mix.

MOTION: Motion made by Seaman to continue to October 1, 2026, to monitor growth.

Seconded by Boulay. All in favor. Vote: Unanimous

- B. **Notice of Violation #26-002** – 2 Indian Summer Street – Galloway (Continued from 04/16/26) – To date, the site is in compliance, and the homeowners have been in communication with the conservation officer.

MOTION: Motion made by Seaman to continue to October 1, 2026, to monitor growth.

Seconded by Boulay. All in favor. Vote: Unanimous

- C. **Notice of Violation #25-012** – 13 Lyndale Ave. – Ryan Cleveland & Elizabeth Drinkwater (Continued from 05/07/2026 to assess driveway plan) – To date, the site is in compliance.

MOTION: Motion made by Seaman to continue to May 6, 2027, to monitor growth. Seconded by Boulay. All in favor. Vote: Unanimous

D. **Notice of Violation #25-015** – 44 Ayer Street – Christopher Hall (Continued from 05/21/2026 to allow area to revegetate – To date, the site is in compliance.

MOTION: Motion made by Seaman to continue to May 6, 2027, to monitor growth. Seconded by Boulay. All in favor. Vote: Unanimous

E. **Notice of Violation #26-006** - 143B Tyler Street – Aaron DiGloria (Continued from 07/2/26) – The Commission discussed a Notice of Violation concerning unauthorized clearing and disturbance at 140 3rd Street. Mr. DeGloria was present before the Commission. The Conservation Officer reviewed photographs of the property showing vegetation and trees that had been removed within the jurisdictional area. The photographs also showed areas of disturbed soil and silt material near the property. The Commission reviewed historical photographs of the property and discussed the extent of the clearing and the location of the wetland resource area. The Conservation Officer explained that the wetland area extends upward from the water and that the transition between the wetland and upland areas is clearly identifiable based on the site conditions and soils. A representative assisting Mr. De Gloria explained that the property and resource areas had been reviewed and that a site visit had been conducted. The representative stated that the proposed approach would be to restore the disturbed area with appropriate vegetation and establish a clearly defined boundary to prevent future encroachment. The Commission discussed the possibility of installing a block retaining wall along the edge of the area to be restored. The proposed wall would establish a permanent boundary between the restored area and the portion of the property that may be used in the future. The Commission discussed the location of the 25-foot and 50-foot buffer areas and requested that both be clearly shown on a plan. The Commission indicated that a restoration plan should be submitted showing the proposed 25-foot restoration area, the location of the proposed retaining wall, and a planting schedule. The plan should also identify the 50-foot buffer line. Conservation markers would also be required to clearly identify the limits of the approved work area. The Commission discussed that any future proposal to construct a structure or undertake additional work in the area would require the appropriate permit application. The Commission's recommendation was to first bring the property into compliance and then address any future development proposal through the appropriate permitting process. Mr. DeGloria

expressed concern about the expense associated with preparing additional plans and requested clarification regarding whether future development would be possible. The Commission explained that a future project would need to be reviewed separately and that no approval for future construction was being granted as part of the current violation matter. The Commission agreed that the proposed restoration and retaining wall should be incorporated into a plan so that the owner could address the violation and establish a clear boundary for future compliance. It was also noted that if the property owner proceeds with a future building project, a Notice of Intent would be required if the proposed work falls within the Commission's jurisdiction.

MOTION: Motion was made by Seaman to continue the matter to October 1, 2026. The motion was seconded by Boulay.

- F. **Notice of Violation #26-005** – 60 Ames Street – Muhammad Tasleem (Continued from 07/2/26) – The homeowner has been working with the Conservation Officer. The site is mostly in compliance. The homeowner asked for more time in order to get the posts and conservation markers in.

MOTION: Motion was made by Seaman to continue the matter to October 15, 2026. The motion was seconded by Boulay.

- G. **Notice of Violation #25-004** – 30 Brown Court – Henrique Alves (Continued from 07/16/26) – The gravel has been removed from the site. Homeowners are waiting for and as-built plan for the grading.

MOTION: Motion was made by Seaman to continue the matter to October 15, 2026. The motion was seconded by Boulay

- H. **Notice of Violation #24-008/Enforcement Order #25-001** – 25 Thayer Street – Moskal and Cavarallo (Continued from (08/06/2026) – The new owner has contacted the office and is more than agreeable to putting in posts every 25 feet along the line and asked for 30 days to finish it. They will call the office when call the office when it is ready for inspection.

MOTION: Motion was made by Seaman to continue the matter to November 5, 2026. The motion was seconded by Boulay.

- I. **Request for Certificate of Compliance – DEP #219-1315 MCC#25-033-** 175 Pelham Street - MDR FL Realty LLC, c/o Grieco Automotive Group (Tabled 07/02/2026) – Conservation Officer confirmed site is in compliance.

MOTION: Motion to issue Certificate of Compliance made by Seaman. The motion was seconded by Boulay.

J. Request for Certificate of Compliance DEP File # 219-1250, MCC 20-009 – 33 Danton Drive – 47R Danton Landowner, LLC (Continued 08/06/20260) – Conservation Officer confirmed site is in compliance.

MOTION: Motion to issue Certificate of Compliance made by Seaman. The motion was seconded by Boulay.

K. Order of Conditions with Performance Bond in the amount of \$104,500.00 - DEP File #219-1323, MCC File #26-004 – 109 North Street – Andover Consultants, Inc. – Nolberto Galicia (Closed 08/06/26)

MOTION: Motion to issue Order of Conditions with Special Conditions 1-52 with bond made by Seaman. The motion was seconded by Boulay.

L. Emergency Certification MCC #26-004 – 52 Hampstead Street – A large willow tree that is on city owned land has very large limbs that are in danger of threatening private property. The limbs need pruning.

MOTION: Motion to issue Emergency Certification was made by Seaman. The motion was seconded by Boulay.

9. CONSERVATION OFFICER'S REPORT:

Discuss 30 Conte Drive - A resident was previously instructed not to mow beyond the conservation markers located on the property. The resident reported that the vegetation has since grown and expressed concern that the increased vegetation may be discouraging deer from using the area.

The resident asked the Commission whether he would be permitted to resume mowing beyond the conservation markers.

The Commission unanimously determined that mowing beyond the conservation markers is not permitted.

10. OTHER BUSINESS: NONE

11. ADJOURN: 8:01

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

Respectfully submitted by,
Dave Di Zazzo, Chair

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