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METHUEN CONSERVATION COMMISSION

41 Pleasant Street, Suite 217
Methuen, MA 01844

CITY OF METHUEN CONSERVATION COMMISSION Minutes of a Meeting – September 3, 2026

The City of Methuen Conservation Commission held a public hearing and public meeting on September 3, 2026, at the Searles Building, 41 Pleasant Street, Second Floor Conference Room. Both the hearing and meeting were hybrid, i.e., permitting both in-person and electronic remote participation.

PUBLIC HEARING

1. ROLL CALL

Present were Dave Di Zazzo, Chair; Kenneth Sateriale, Secretary; Sandra Boulay, Commissioner; Rachel Letcher, Commissioner; and Patrice Friant, Commissioner. A quorum was present. Also present were Chris Parsons, Conservation Officer, and Michelle Davidson, Conservation Clerk. Commissioner Cara Seaman was absent.

2. NOTICES OF INTENT

No new Notices of Intent were presented.

3. CONTINUED NOTICES OF INTENT

A. Notice of Intent – DEP File #219-1324, MCC File #26-005 – Brook Street Culvert – TEC, Inc. – Department of Public Works, Methuen, MA
(Continued from August 20, 2026)

Emily Clickner of TEC, Inc. presented the revised proposal for replacement of the existing bridge at Brook Street over the Spigot River. The existing structure is a three-foot-span, dry-laid stone culvert with loose and missing stones. The proposed project includes a nine-and-one-half-foot span, three-sided precast concrete culvert with cast-in-place wing walls, relocation of drainage outlets, sewer and water mains, new riprap aprons, new bridge and approach guardrails, roadway resurfacing, streambed restoration, and wetland replication.

The applicant stated that the project meets five of the six applicable stream-crossing standards. The 1.2 bank-full-width standard cannot be met because of site constraints. (The 1.2 bank-full-

width standard means that a bridge or culvert over a stream must be at least 20% wider than the natural width of the stream when it is full

.) Water-control measures and sediment-control barriers will be used during construction.

Maria Johnsenberg of Ty and Bond confirmed that the peer review comments had been addressed, with remaining matters limited to recommended conditions. No public comment was received.

MOTION: Motion made by Kenneth Sateriale to close the hearing. Seconded by Sandra Boulay. All in favor. Vote: Unanimous. Hearing closed.

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

(Continued from August 20, 2026)

The applicant presented responses to the latest peer review comments for the transmission line project. The hydrologic connection remained shown on the environmental resource map, and updates were made to WPA Form 3.

The applicant reported approximately 180 square feet of bordering vegetated wetland impacts associated with expanded concrete caisson foundations. A proposed 180-square-foot wetland replication area will be seeded with a native wetland seed mix. The applicant also proposed approximately 1,826 square feet of flood-storage mitigation for approximately 257 cubic feet of fill.

The Commission discussed removal of existing pole bases and associated riprap as in-situ flood-storage restoration, temporary matting across the Hawks Brook and Bear Meadow Brook areas, and the use of an environmental monitor during mat placement and construction.

Andrew McNulty of Lucas Environmental requested clarification and revisions to the WPA form regarding square-footage and cubic-foot calculations, including the distinction between construction-mat impacts, foundation impacts, flood-storage loss, and proposed mitigation. Lucas Environmental also requested that the resource areas and mean high-water lines be properly delineated on the plans.

The applicant agreed to revise the WPA form and provide clarification before issuance of the Order of Conditions.

MOTION: Motion made by Patrice Friant to close the hearing, subject to receipt of revised impact calculations, a revised WPA form, and clarification of the resource-area delineations. Seconded by Kenneth Sateriale. All in favor. Vote: Unanimous. Hearing closed.

C. Notice of Intent – DEP File #219-1325, MCC File #26-006 – 30 Argilla Road – Nina Piro
(Continued from August 20, 2026)

Ben Osgood of Ranger Engineering presented the revised proposal for construction of an accessory dwelling unit above an existing garage. The majority of the work is located beyond the 50-foot wetland buffer zone. The existing driveway will remain undisturbed.

The applicant proposed installation of a hay-wattle and silt-fence combination along the driveway and erosion controls around the soil stockpile. No additional Commission concerns were raised.

MOTION: Motion made by Sandra Boulay to close the hearing. Seconded by Kenneth Sateriale. All in favor. Vote: Unanimous. Hearing closed.

PUBLIC MEETING

4. CALL TO ORDER

The regular public meeting was called to order at 7:38 p.m.

5. ACCEPTANCE OF AGENDA / AMENDMENTS

The agenda was amended to add the old business item S.

MOTION: Motion made by Kenneth Sateriale to accept the agenda as amended. Seconded by Sandra Boulay. All in favor. Vote: Unanimous.

6. ACCEPTANCE OF MINUTES – August 20, 2026

MOTION: Motion made by Kenneth Sateriale to accept the minutes of August 20, 2026. Seconded by Patrice Friant. All in favor. Vote: Unanimous.

7. NEW BUSINESS

A. Request for Determination of Applicability #26-006 – 28 West Street – Harjinder Singh

The Commission discussed a proposal to fill and level a recessed area in the rear yard. The proposed work is outside the conservation markers.

MOTION: Motion made by Patrice Friant for a Negative Determination of Applicability under Conditions 1- 9. Seconded by Kenneth Sateriale. All in favor. Vote: Unanimous.

The determination was expected to be available for pickup on Tuesday following the Labor Day holiday.

B. Request for Determination of Applicability #26-007 – 38 Atkinson Street – Greg Carlson

The applicant discussed demolition and environmental cleanup of a fire-damaged property. The proposed work includes removal of the structure, pool, associated wooden structures, asbestos-containing materials, vermiculite, and the septic system after completion of the environmental work.

The applicant stated that the work would remain within the established erosion-control area. The Commission noted that Health Department approval, septic-related documentation, and installation and inspection of erosion controls had not yet been completed.

The matter was tabled pending:

- Health Department sign-off;
- Installation and inspection of erosion controls; and
- Completion of required septic-related documentation.

The Commission discussed holding a special meeting before October 1, 2026, subject to quorum and scheduling.

MOTION: Motion made by Patrice Friant to table the matter until a special meeting. Seconded by Sandra Boulay. Vote: Approved unanimously.

8. OLD BUSINESS

A. Notice of Violation #23-004 – Hampshire Road – Joseph Lonigro

The Conservation Officer reported that access to the property was not possible because the gate was locked and the driveway was overgrown. The matter will be revisited in late spring.

MOTION: Motion made by Patrice Friant to continue the matter to May 20, 2027. Seconded by Sandra Boulay. All in favor. Vote: Unanimous.

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

The site was reported to be in compliance following removal of material placed near an intermittent stream. Additional time will be allowed for revegetation and monitoring.

MOTION: Motion made by Patrice Friant to continue the matter to May 6, 2027. Seconded by Rachel Letcher. All in favor. Vote: Unanimous.

C. Notice of Violation #23-010 – DEP File #219-1195 – Toll Brothers – 26 Phoebe Street

The site was reported to be in compliance. The Conservation Officer recommended lifting the Notice of Violation.

MOTION: Motion made by Patrice Friant to lift the Notice of Violation. Seconded by Rachel Letcher. Vote: Approved unanimously.

D. Notice of Violation MCC #23-006 – 109 Milk Street – Alcione Soares

The site was reported to be in compliance. The Commission agreed to allow one additional growing season.

MOTION: Motion made by Sandra Boulay to continue the matter to May 6, 2027. Seconded by Kenneth Sateriale. All in favor. Vote: Unanimous.

E. Notice of Violation #23-009 – 60 Pond Street – Whitmer Castro

The Commission discussed continued maintenance of a grass strip inside the conservation markers. The matter will be monitored for another growing season.

MOTION: Motion made by Patrice Friant to continue the matter to April 15, 2027. Seconded by Rachel Letcher. All in favor. Vote: Unanimous.

F. Notice of Violation #25-010 – 14 Myrtle Street – Dennis Holland

The site was reported to be in compliance. Additional time was requested to monitor vegetation growth.

MOTION: Motion made by Sandra Boulay to continue the matter to April 15, 2027. Seconded by Patrice Friant. All in favor. Vote: Unanimous.

G. Notice of Violation #26-009 – 91 Lindbergh Avenue – 91 Lindbergh Avenue, LLC

The Commission discussed substantial fill placed in or near a floodplain and wetland area associated with a perennial stream. Some material had been removed, and an engineering plan was being prepared.

MOTION: Motion made by Patrice Friant to continue the matter to November 6, 2026. Seconded by Rachel Letcher. All in favor. Vote: Unanimous.

H. Notice of Violation #25-002 / Enforcement Order #25-005 – 39 Tyler Street – Wanderson Pimentel

The site was reported to be in excellent condition. Additional time will be allowed before review for a Certificate of Compliance.

MOTION: Motion made by Patrice Friant to continue the matter to June 3, 2027. Seconded by Sandra Boulay. Vote: Approved unanimously.

I. Notice of Violation #26-011 – 97 Weybossett Street – Tania Damota

The Conservation Officer reported that the fence had been repaired and the site had been brought substantially into compliance. Missing conservation markers must be replaced, followed by monitoring for two growing seasons.

MOTION: Motion made by Patrice Friant to continue the matter to May 20, 2027. Seconded by Sandra Boulay. All in favor. Vote: Unanimous.

J. Notice of Violation #26-012 – 71 Lowell Boulevard – Kathleen Becker and Patricia Howe

The Commission discussed clearing and improperly installed erosion controls in a floodplain area associated with a proposed approximately 4,900-square-foot addition. The property was placed under a cease-and-desist order.

An engineered plan showing the floodplain must be submitted.

MOTION: Motion made by Patrice Friant to continue the matter to November 5, 2026. Seconded by Rachel Letcher. All in favor. Vote: Unanimous.

K. Enforcement Order #24-006 – 91 Sevoian Drive – Gramstorff

The property was reported to be substantially in compliance. Additional growing time and reinspection were requested.

MOTION: Motion made by Sandra Boulay to continue the matter to June 3, 2027. Seconded by Kenneth Sateriale. All in favor. Vote: Unanimous.

L. Enforcement Order #24-004 – 47 Tedesco Road – Malik Ruzayqat

The property was reported to be in compliance following restoration work near an intermittent stream.

MOTION: Motion made by Sandra Boulay to continue the matter to June 3, 2027. Seconded by Kenneth Sateriale. All in favor. Vote: Unanimous.

M. Enforcement Order #24-005 – 48 Kensington Avenue – Frank Sergi

The property owner was reported to have remained compliant and completed the required restoration and revegetation.

MOTION: Motion made by Sandra Boulay to lift the Enforcement Order. Seconded by Kenneth Sateriale. All in favor. Vote: Unanimous. Enforcement Order #24-005 was lifted.

N. Notice of Violation #23-011 / Enforcement Order #23-006 – 510 Lowell Street, LLC

The property was reported to be in compliance, including removal of pavement and erosion controls from the restoration area.

MOTION: Motion made by Patrice Friant to lift the Enforcement Order. Seconded by Kenneth Sateriale. All in favor. Vote: Unanimous. Enforcement Order #23-006 was lifted.

O. Request for Certificate of Compliance and Bond Release – \$34,500.00 – DEP File #219-1289, MCC File #23-003 – 65 Haverhill Street – Amigos Coffee, LLC
The site was reported to be compliant.

MOTION: Motion made by Sandra Boulay to issue the Certificate of Compliance and release the \$34,500.00 bond. Seconded by Kenneth Sateriale. All in favor. Vote: Unanimous.

P. Bond Release – \$146,100.00 – DEP File #219-1250, MCC File #20-009 – 33 Danton Drive – 47R Danton Landowner, LLC

MOTION: Motion made by Rachel Letcher to release the \$146,100.00 bond. Seconded by Patrice Freon. All in favor. Vote: Unanimous.

Q. Bond Release – \$17,600.00 – DEP File #219-1315, MCC File #25-003 – 175 Pelham Street – Grieco Automotive Group
The agenda listed a bond amount of \$17,600.00. The motion and discussion referred to release of \$17,600.00. The amount should be verified against the official paperwork.

MOTION: Motion made by Rachel Letcher to release the bond. Seconded by Patrice Friant. All in favor. Vote: Unanimous.

R. Bond Release – \$4,800.00 – DEP File #219-1313, MCC File #28-001 – 65 Ormonde Road – Cristina Stonionis.

MOTION: Motion made by Rachel Letcher to release the \$4,800.00 bond. Seconded by Patrice Friant. All in favor. Vote: Unanimous.

9. CONSERVATION OFFICER'S REPORT

The Commission discussed unresolved Health Department, septic, and permitting issues related to 38 Atkinson Street. The required documentation and erosion-control inspection must be completed before the RDA can be issued.

The Commission discussed coordinating a special meeting before October 1, 2026, to address the 38 Atkinson Street RDA and issue Orders of Conditions for the previously closed public hearings, subject to receipt of the required materials.

10. OTHER BUSINESS

A. Vote to Adopt the Methuen Conservation Commission Roles and Responsibilities Guide
The Commission discussed the Field Conservation Rules and Responsibilities Guide.

MOTION: Motion made by Rachel Letcher to adopt the Methuen Conservation Rules and Responsibilities Guide. Seconded by Patrice Friant. All in favor. Vote: Unanimous.

B. Review of Public Hearing vs. Public Meeting and Vote to Adopt Three-Minute Rule

The Commission reviewed the distinction between public hearings and regular public meetings.

The Commission discussed a proposed three-minute public-comment rule, including the need for orderly and efficient meetings and the Chair's discretion to allow additional time when necessary to complete a presentation. The Commission agreed that the draft language should be revised to clarify the Chair's discretion.

The vote on the three-minute rule was deferred until a future regular meeting. The matter will not be considered at the special meeting.

11. ADJOURNMENT

There being no further business, a motion to adjourn was made by Kenneth Sateriale and seconded by Patrice Friant. All in favor. Vote: Unanimous. The meeting adjourned at approximately 8:38 p.m.

Respectfully submitted by,

Dave Di Zazzo

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