

METHUEN CONSERVATION COMMISSION MEETING MINUTES OF January 8, 2026

CONSERVATION COMMISSION
Minutes of a Meeting – January 8, 2026

The City of Methuen Conservation Commission held a hybrid meeting via in-person and Zoom video conferencing (VC) on January 8, 2026, at 7:00 p.m. in the Searles Building, 2nd floor Conference Room, 41 Pleasant Street, Methuen, MA 01844. Present for this meeting were Matthew Davidson, Chair; Dave Di Zazzo, Vice Chair; Ken Sateriale, Secretary; and Commissioners Cara Seaman, Sandra Boulay, and Rachel Lecher. Also present were Conservation Officer Chris Parsons and Conservation Clerk Amy Priante-Walkowicz.

Chairman, Matthew Davidson, announced that, Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted via remote means in accordance with applicable law. This means that members of the public body, as well as members of the public, may access the meeting via virtual means. The meeting may be accessed remotely via Zoom video conferencing (VC) by contacting the Conservation Office. When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting may do so by in-person attendance, or by accessing the meeting remotely, as noted above. For this meeting, members of the public who wish to listen/watch the meeting may do so in the following manner: to be contacted by phone or by VC, please contact the Commission Office. In the event that access and participation are not achieved, then the Commission will 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. The following are actions, comments, and concerns regarding the information submitted for the Commission's meeting of January 8, 2026.

I. **NOTICES OF INTENT:** None

II. **CALL TO ORDER:** 7:00 pm

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

Motion made by Mr. Di Zazzo, seconded by Mrs. Seaman, so voted UNANIMOUS to ACCEPT the Agenda with the amendment of adding Emergency Certification #25-010 for 488 Lowell Street to the Agenda.

IV. **ACCEPTANCE OF MINUTES:** 12/4/2025

Motion made by Mr. Sateriale, seconded by Mr. Di Zazzo, so voted UNANIMOUS, to ACCEPT the minutes of the 12/4/2025 meeting.

NOTE: Mrs. Boulay entered the meeting at 7:05 pm.

V. **NEW BUSINESS:** None

VI. **OLD BUSINESS:**

A. Emergency Certification #25-010 – 488 Lowell Street – Yandi's Tree Service

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Mr. Parsons's issuance of this Emergency Certification stems from a request by a homeowner who asked Mr. Parsons if he could remove a split tree, a large leaning tree, and two dead trees which the homeowner believed posed an imminent hazard to his home. Mr. Parsons inspected the trees and agreed that they posed an impending threat to the resident's home and therefore chose to issue an Emergency Certification, which allowed the homeowner to remove the trees right away rather than having to file for a Request for Determination which could take a few weeks to issue.

Motion made by Mr. DiZazzo, seconded by Mrs. Seaman, so voted UNANIMOUS to RATIFY this Emergency Certification.

B. Notice of Violation #25-017/Enforcement Order #25-006 – 2 Muirfield Lane – Aniberquiz Baez (Continued from 12/18/2025)

Mr. Parsons stated that the homeowner had built structures, planted arborvitae, and constructed a wall approximately 25 feet into jurisdictional areas. Mr. Parsons further noted that trees were removed, and although the wall has subsequently been removed, there are concrete footings that still need to be removed, and the area where the wall was installed needs to be brought to the original grade. He stated that the Enforcement Order being considered today asks the homeowner to get a professional wetland delineation of the property before starting work, and recommends that the homeowner wait until the Spring so that if he removes and transplants his arborvitae outside of the jurisdictional area, they will have a better chance of survival.

Jolmi Minaye was present on behalf of the homeowner and asked if there was any other alternative to removing the trees, relocating the wall back into the non-jurisdictional area, or not removing the structures, including the gazebo. Mr. Minaye asked if there was a way to negotiate the distance from the buffer zone.

Mr. Parsons stated that the maximum space that was allowed on the original plan was 15 feet from the edge of the house (discretionary zone) and acknowledged that it was unfortunate that the homeowner received inaccurate plans at the time of purchase.

Mr. Di Zazzo explained to Mr. Minaye that in the event of flooding rain, water needs to drain somewhere, and the creation of structures inside the wetland line can block the water and may either result in the potential for flooding on the homeowner's property or the water being forced into other properties.

Mr. Parsons stated that a professional wetland delineation would show where the location of the wetland line and everything that extends past the wetland line would need to be removed, and the land graded to match the original grade. Mr. Parsons stated that conservation markers were installed originally to show the limit of the yard, but the posts and markers had at some point been removed.

Mr. Davidson asked the homeowner to call the Commission as soon as the wetland delineation is completed (even if it is before April 2nd), and then the Commission can work with the homeowner to start the next steps.

Motion made by Mr. DiZazzo, seconded by Mrs. Seaman, so voted UNANIMOUS to ISSUE an Enforcement Order for this Notice of Violation.

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Motion made by Mr. DiZazzo, seconded by Mrs. Seaman, so voted UNANIMOUS to CONTINUE this item to the 4/2/2026 meeting for a progress update on the Enforcement Order.

C. Notice of Violation – #24-005 – 5 Riverview Cir. – Barry Thornton (Continued from 11/20/2025 to monitor revegetation of resource area)

Mr. Parsons stated that there was nothing new to report on this property at this time and recommended to the Commission that this be continued to the first meeting in April.

Motion made by Mr. DiZazzo, seconded by Mrs. Seaman, so voted UNANIMOUS to CONTINUE this item to the 4/2/2026 meeting for a progress update on compliance with this Notice of Violation.

D. Notice of Violation #24-008/Enforcement Order #25-001 – 25 Thayer Street – Moskal and Cavarallo (Continued from 12/4/2025)

Mr. Parsons stated that all the cut trees and vegetation debris had been removed from the wetland area. Mr. Parsons had staked out the rough location of the posts; however Ms. Cavallaro was not able to be on site for that visit so Mr. Parsons is trying to arrange another time when she can be present on-site for him to discuss the location of the posts and conservation markers with her.

Motion made by Mr. DiZazzo, seconded by Mrs. Seaman, so voted UNANIMOUS to CONTINUE this item to the 4/2/2026 meeting for a progress update on the Enforcement Order.

E. Notice of Violation #25-012 – 13 Lyndale Ave. – Ryan Cleveland & Elizabeth Drinkwater (Continued from 12/4/2025)

Mr. Parsons stated that the property owner has kept in touch with the Commission, but there is still no decision on a final plan for the restoration of the excavated driveway – either gravel or loam and seeding – so Mr. Parsons recommended continuing this item to the 2/25/2026 meeting to allow time for a restoration plan decision to be made.

Motion made by Mr. DiZazzo, seconded by Mrs. Seaman, so voted UNANIMOUS to CONTINUE this Notice of Violation to the 2/5/2026 meeting for a progress update on the plan for restoring the excavated driveway.

F. Notice of Violation #25-014 – 134 Meriline Ave. – C & A Enterprises, LLC (Continued from 12/4/2025)

Mr. Parsons stated that the fence posts that had been outside the homeowner's property were piled up inside the property, and there was still a full dumpster on the property, but both of those items were moved out of the jurisdictional area. He further stated that he would perform a site visit tomorrow to see if any of the concrete had been removed from the Bank.

Motion made by Mr. DiZazzo, seconded by Mrs. Seaman, so voted UNANIMOUS to CONTINUE this item to the 1/22/2026 meeting for a progress update on this Notice of Violation.

VII. CONSERVATION OFFICER'S REPORT:

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Mr. Parsons discussed the following, regarding potential upcoming projects:

- 501 & 600 Griffin Brook Drive plans – no discussion was ultimately needed, as a question about a plan detail was answered by the applicant's consultant prior to the meeting.
- Mr. Parsons stated that there is a proposal being discussed with Community Development regarding the Colonial Village development on Pleasant Valley Street. He noted that the development is looking to add some new apartments to the development and there is preliminary discussion regarding the best area to construct new units and avoid jurisdictional areas. There are no final plans presented yet.
- Mr. Parsons stated that a resident called and was interested in buying a parcel along the Merrimack River to construct a small fishing structure and wondered if the Commission would be interested in selling it. The parcel currently belongs to the City and is under the Conservation Commission's purview. Mr. Parsons stated that the lot is wooded with mature trees and involves Bald Eagle habitat, and Mr. Parsons asked the Commission if they would recommend selling the parcel, to which the Commission stated they would not.
- Mr. Parsons discussed a parcel at 687 Prospect Street, which has been of interest to numerous individuals looking to develop it. He stated that there are wetlands on the property, and it would need to be professionally delineated before an applicant considers applying for a permit from the Commission.
- Mr. Parsons stated that the homeowner on 142 North Street had contacted the Department of Public Works (DPW) regarding a concern with water issues from a fence placed along the neighbor's property line. Mr. Parsons met on-site with the homeowner and a DPW representative. Mr. Parsons stated that the DPW will be following up and responding to the homeowner.
- Mr. Parsons asked if the Commission wanted him to share training materials from wetland courses he has taken with the Commission when there are materials that could help the Commission with their deliberations, to which the Commissioners replied yes.
- Mr. Parsons also mentioned that a resident of Preserve at Emerald Pines came to the office to ask about a tree that appeared to be in a conservation area and had fallen on her railing. The resident stated that she was looking into forming a tree committee in her housing community to deal with any problem trees and to communicate with the Commission regarding what is permissible in addressing these tree concerns.

VIII. OTHER BUSINESS: Election of Officers for 2026.

Chairman – Motion made by Mr. Di Zazzo to nominate Mr. Davidson for the position of Chairman of the Commission, seconded by Mrs. Seaman, with a vote of "Yea" by Mrs. Boulay, Ms. Lecher and Mr. Sateriale, so voted UNANIMOUS to elect Mr. Davidson as Chairman of the Commission.

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Vice Chairman - Motion made by Mr. Davidson to nominate Mr. Di Zazzo for the position of Vice Chairman of the Commission, seconded by Mrs. Seaman, with a vote of "Yea" by Mr. Sateriale, Mrs. Boulay, and Ms. Lecher, so voted UNANIMOUS to elect Mr. Di Zazzo as Vice Chairman of the Commission.

Financial Secretary - Motion made by Mr. Di Zazzo, seconded by Mrs. Boulay, with a vote of "Yea" by Mr. Davidson, Mr. Sateriale, and Ms. Lecher, so voted UNANIMOUS to elect Mrs. Seaman as Financial Secretary for the Commission.

Secretary – Motion made by Mr. Di Zazzo, seconded by Mr. Davidson, with a vote of "Yea" by Mrs. Boulay, Mrs. Seaman, and Ms. Lecher, so voted UNANIMOUS to elect Mr. Sateriale as Secretary for the Commission.

IX. ADJOURN: 7:41 pm

Motion made by Mr. Di Zazzo, seconded by Mrs. Seaman, so voted UNANIMOUS to ADJOURN at 7:41 pm.

Respectfully submitted by,

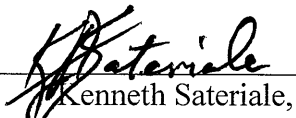
Matthew Davidson, Chairman

Respectfully submitted by:

Reviewed by:

Approved on:


Amy Priante-Walkowicz
Clerk III


Kenneth Sateriale,
Secretary

2-19-2026
Date Approved