



CITY OF HAVERHILL CONSERVATION COMMISSION STAFF MEETING NOTES



MEETING DATE: THURSDAY, July 17th, 2025

“I hereby call this meeting of the Haverhill Conservation Commission to order under MGL Chapter 131 Section 40 under the City of Haverhill municipal ordinance Chapter 253 on this 17th day of July 2025. Role will be called for every vote this evening; will the clerk please call the role for attendance.”

Present: Oliver Aguilo (OA), Evan Barman (EB), Lisa DeMeo (LD), Tom Wylie Ed. D. (TW), and Fred Clark (FC)

Absent: Jen Rubera (JR) and Harmony Wilson (HW)

Also Present: Robert E. Moore Jr., Environmental Health Technician (RM)

“At this time the Commission wishes to inform you that should an item of business be acted upon in this meeting and you wish to be notified in writing that an appeal has been filed, you must give your name and address to the Conservation Dept. staff immediately following the action of that item of business so that you may follow the appeal process. You may submit your name and address via email to conservation@haverhillmass.gov. Please identify your items of interest in the subject line. Thank you for your cooperation in implementing this policy. Please note that this meeting is being audio and video recorded, participants may join this meeting remotely using the passcode 759304. Note: if technological problems interrupt the virtual meeting, the meeting will continue in person. As always, the Conservation Dept. staff is available to answer any questions pertaining to all the Commission's actions.”

PUBLIC HEARINGS

1. REQUEST FOR DETERMINATION OF APPLICABILITY

None at this time.

2. NOTICE OF INTENT

2.1.#33-NOI Adam and Kara Sotirakopoulos for 483 East Broadway (Parcel ID: 461-3-5G)

Construction of a gravel path and boardwalk and installation of a seasonal dock system

i) Plans & Documents

(1) Notice of Intent package, received 5.18.2022

(2) NHESP Comment Letter, dated 6.16.2022

Summary: Adam Sotirakopoulos requested a continuance to gather more information. The Commission asked if AS is okay with a September 18th deadline. AS requested additional time because once he receives the plan from Hughes Environmental, he has to do wetland crossings and prepare the new abutter notifications. Adam agreed to a deadline of December 11th. FC read comments/recommendations from RM.

Action: EB made a motion to issue a continuance to the December 11th meeting to provide additional time for the wetland and survey work and for the updates to the Notice of Intent. Seconded by LD. Clerk called role: OA-yes, EB-yes, LD-yes, TW-yes, and FC-yes. Motion passed 5-0-2. Approved.

3. REQUEST TO AMEND A FINAL ORDER OF CONDITIONS

3.1.33-1564 Joseph Rizza for 40 South Lakeside Avenue (Parcel ID: 753-1-48) Modification to a reconstruction of existing SFH

i) Plans & Documents

- (1) Notice of Intent package received 12.21.2023
- (2) Site plan, dated 11.28.2023, Level Design Group, revised 6.16.2025
- (3) Septic Design Plan, dated 11.28.2023, Level Design Group
- (4) Order of Conditions, issued 1.11.2024
- (5) Request to Amend Final Order of Conditions, received 7.1.2025

Summary: Daniel Campbell from Level Design Group presented, located at 249 South Street Plainville, MA. The septic system needs to be replaced. LD asked about the 200' of additional footprint and DC explained it should say 200 ft² of additional footprint. TW asked if he will provide the Commission with the deed restriction, he said he will supply it. EB asked about stockpiling, he said it has not changed and will be primarily in front. EB asked if they plan on using all the borough that they pull out – yes. They will haul extra soil. FC read comments/recommendations from RM.

Action: EB made a motion to amend the Oder of Conditions referencing the new site plan. The original conditions remain adequate to regulate work. Seconded by TW. Clerk called role: OA-yes, EB-yes, LD-yes, TW-yes, and FC-yes. Motion passed 5-0-2. Approved.

OTHER BUSINESS (NON-HEARING ITEMS)

4. EXTENSIONS AND CERTIFICATES

4.1. **Certificate:** #33-1539 Russell Ahern for 1091-1093 Broadway

Summary: FC read comments/recommendations from RM.

Action: EB made a motion to issue a complete certification with the inclusion of Conditions #63-78 of the OOC as Ongoing Conditions. Seconded by LD. Clerk called role: OA-yes, EB-yes, LD-yes, TW-yes, and FC-yes. Motion passed 5-0-2. Approved.

5. ENFORCEMENT

5.1. **Enforcement Order:** 31 King Street

Summary: Guy DeStefano from 31 King Street was present. He scheduled a delineation plan from Norse Environmental in Dracut. He does not know how long the delineation plan will take to complete. RM said he will reach out to them and ask. FC read comments/recommendations from RM.

Action: LD made a motion to continue this item to August 7th; LD also added that fines will commence if there is no progress by the next meeting. Seconded by TW. Clerk called role: OA-yes, EB-yes, LD-yes, TW-yes, and FC-yes. Motion passed 5-0-2. Approved.

5.2. **Enforcement Order:** 1308 Broadway

Summary: FC read comments/recommendations from RM.

Action: LD moved to continue this to August 7th, to schedule a staff site visit with the wetland consultant and property owner to review wetland boundaries. Seconded by LD. Clerk called role: OA-yes, EB-yes, LD-yes, TW-yes, and FC-yes. Motion passed 5-0-2. Approved.

5.3. **Enforcement Order:** Country Bridge Road

Summary: FC read comments from RM. Allen Kimball was present from 791 East Broadway. RM gave a history of the land, and he said that the buffer zone and potentially some of the IVW has been impacted. FC asked if he has a plan for that area – he said they want to keep using it and composting the stumps, separating out the rocks from the dirt. TW asked if Old County Road is public or private – not many people use it. RM said he can either push out of the 100-foot buffer zone and restore any impacted areas or pursue permitting to be in the 100-foot buffer zone and update a permit with conditions that go with that. A third option would be to rebuild what he disturbed somewhere else. EB asked what would be easiest. AK said to pull that pile back, wood chip it, and loam it. Plan A is to figure out how much he encroached and how much he needs to move, if it is too much, he will look into option B which would be to recreate the wetlands. The Commission is going to schedule a site visit. He needs to provide a wetland restoration plan by Sept. 18th. FC read recommendations from RM.

Action: EB made a motion to continue this to the Sept. 18th meeting, at that time AK can provide a plan for restoration including survey work to determine how much area was impacted. And to ratify the EO. TW seconded. Clerk called role: OA-yes, EB-yes, LD-yes, TW-yes, and FC-yes. Motion passed 5-0-2. Approved.

5.4. Enforcement Order: 791 East Broadway

Summary: FC read comments from RM. RM explained the property layout. TW asked if the Dept. of Agr. issued a report. RM said they issued a couple of things but nothing that involves them. They are evaluating the property for compliance with the agricultural preservation restriction. TW asked if we have access to that information. RM said they have copied the Commission on a few things, but they deal directly with the homeowner. RM said they need restoration of that center corridor, need to know what the plan for the land is, and what can be restored. Brian Desmarais from 803 East Broadway is an abutter. He said in Dec. 2022 Tyler got a permit from the APR, MDAR came out and issued a cease and desist as of March 31st. Not only did Tyler not put up the greenhouse but he opened 6.4 acres, and all the gravel is gone. BD said the gravel is causing a dust issue, and there is a strange substance coming out into the river. He said they should talk to MDAR and DEP to see what is going on. FC said they have to stick to their jurisdiction. They will establish a site walk, and will establish boundaries, and ratify the EO. FC read recommendations from RM.

Action: TW made a motion to survey and establish the resource boundaries as well as the buffer zones and to develop a restoration plan which will be presented at the Sept. 18th meeting. In addition, they would like to plan a site visit. Seconded by LD. Clerk called role: OA-yes, EB-yes, LD-yes, TW-yes, and FC-yes. Motion passed 5-0-2. Approved.

6. MISCELLANEOUS

None at this time.

7. ACCEPTANCE OF MINUTES

Summary: FC read comments/recommendations from RM.

Action: TW moved that they accept the June 26th meeting minutes. Clerk called role: OA-yes, EB-yes, LD-yes, TW-yes, and FC-yes. Motion passed 5-0-2. Approved.

8. ADJOURN