



CITY OF HAVERHILL CONSERVATION COMMISSION MEETING MINUTES



MEETING DATE: THURSDAY, MARCH 12th, 2026, at 7:15 PM.

“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 12th day of March 2026. Role will be called for every vote this evening; will the clerk please call the role for attendance.”

Present: Fred Clark (FC), Harmony Wilson (HW), Tom Wylie Ed. D. (TW), and Ted Becker (TB)
Absent: Oliver Aguilo (OA), Evan Barman (EB), and Jen Rubera (JR)
Also Present: Robert E. Moore, Jr., Environmental Health Technician (RM) and McKayla Arsenault (MA)

“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. 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

FC made a motion to move up item 2.2. Seconded by TW. All in favor.

2.2#33-1593 Mitchell Messer for East Broadway (Parcel ID: 469-187-34C-1&2) Construction of 2 SFH

Summary: HW read recommendation from RM.

Action: FC made a motion to move this to the April 2nd meeting. Seconded by TW. All in favor. Motion passed 4-0-3. Approved.

1. REQUEST FOR DETERMINATION OF APPLICABILITY

1.1.City of Haverhill for Amesbury Road (Parcel ID: 440-2-6) Construction of a gravel parking area and trailhead

i) Plans and Documents

(1) RDA Application, submitted 2.11.2026

(2) Parking Sketch, by Millennium, 1.29.2026

Summary: HW read recommendations from RM.

Action: FC made a motion to move this to the April 2nd meeting. Seconded by TB. All in favor. Motion passed 4-0-3. Approved.

2. NOTICE OF INTENT

2.1. #33-1588 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
- (3) Site Plan, Winter GEC, LLC, dated 10.16.2025, revised 2.27.26
- (4) Abutter Map & Affidavit of Service, received 3.10.26
- (5) Project Narrative, received 3.12.26

Summary: Adam Sotirakopoulos from 483 East Broadway gave a project update. HW read comments from RM and the responses to each are below:

- 1.AS has not filed these with DEP yet. RM recommended that he send the info to NH asap.
- 2.RM explained that they await the NHESP review regarding the mooring system for the docks.
- 3.AS explained why he did not include replication area on the plan. RM explained how a small amount of replication is needed for that as well as compensatory storage.
- 4.HW said she would like to go out there with RM to see the area to confirm they are in compliance with Stream Crossing Standards. Confirmed by AS.
- 5.AS said there is no reason why he was using 20' lengths. This can be reduced.
- 6.They already touched upon the FEMA flood boundary prior.
- 7.HW said ideally the proposed trees that will be removed, would be marked when they attend the site visit.

Action: AS asked if they could move this to the April 23rd meeting. FC made a motion to move this. Seconded by TB. All in favor. Motion passed 4-0-3. Approved.

2.3. #33-NOI Sterling Golf Management, Inc. for 890 North Broadway (Parcel ID: 575-2-8)
Construction of a golf clubhouse, cart barn, and paved parking lot for golf course operations

ii) Plans and Documents

- (1) Notice of Intent (4 sections including Drainage Report), CDC, dated 2.26.26
- (2) Site Development Plans, CDC, issued 2.26.26
- (3) Drainage Report, CDC, revised 11.12.2009
- (4) Existing & Proposed Watershed Plans, CDC, dated 5.10.2009

Summary: Meera Cousens from Civil Design Consultants gave a project overview. HW asked to clarify what was proposed in 2009. MC explained that the clubhouse is smaller than what was proposed, but they added the cart barn so in total it equals the same about of sq. ft. HW asked if they can move the clubhouse a little out of the 100' buffer zone. MC said this was the best option. HW asked if she has any graphics that overlay what was there vs what will be there – these will be provided. Mark Slinginger from 107 Front Nine Drive is a trustee for Crystal Lake Golf Trust and asked how responsibility will change from the HOA to the golf course for the proposed changes. RM said before they close there should be a final operations and maintenance plan that would show who is responsible for BMP's on the catch basins. MS also asked for clarity on erosion control during construction - MC provided this information. Steve Galinsky from 950 North Broadway voiced concerns about flooding on his property from the maintenance building. RM explained that the houses are out of his jurisdiction, but thanked him for bringing it up and he will look into it. James Thomas from 67 Front Nine Drive asked if there is drainage system plan for the golf cart station, as well as curbing. MC said she is going to

look into this. There was discussion regarding the existing fuel tank and what will happen to it. Lisa Ponson from back nine drive brought up street lights. That is not part of this plan. HW read comments/recommendations from RM.

Action: FC made a motion to move this to the April 2nd meeting. Seconded by TW. All in favor. Motion passed 4-0-3. Approved.

2.4. #33-NOI Northern Essex Community College for 100 Elliot Street (Parcel ID: 459-2-13) Construction of new athletic fields and appurtenant features

iii) Plans and Documents

- (1) Notice of Intent, Brennan, 2.26.26
- (2) Project Plan Set, 16 Sheets, 2.26.26
- (3) Stormwater Management Report, Brennan, 2.26.26
- (4) Planting Plan, Sheet L105, 2.26.26

Summary: The Civil Engineer gave a project summary. HW read comments/recommendations from RM.

Action: FC moved this item to the April 2nd meeting. Seconded by TB. All in favor. Motion passed 4-0-3. Approved.

3. REQUEST TO AMEND A FINAL ORDER OF CONDITIONS

None scheduled

OTHER BUSINESS (NON-HEARING ITEMS)

4. EXTENSIONS AND CERTIFICATES

4.1. Certificate: #33-1484 Civil Design Consultants for 111 Avco Road

Summary: HW read comments/recommendations from RM.

Action: FC made a motion to issue a Certificate of Compliance invalidating the prior OOC. Seconded by TW. All in favor. Motion passed 4-0-3. Approved.

5. ENFORCEMENT

5.1. Enforcement Order: John Cannatella for 374 Brandy Brow Road

Summary: HW read RM's comments. There were comments on #2B regarding demarcation. JC said he plans on putting boulders as demarcation. They plan on walking the site together to review, but thinking of putting one about every 7' or so with signage.

Action: FC made a motion to move this to the April 2nd meeting to allow for comments from NHESP. Seconded by TB. JC asked for MA to send a copy of the comments to him to refer to. She will send them. Motion passed 4-0-3. Approved.

6. MISCELLANEOUS

None scheduled

7. ACCEPTANCE OF MINUTES

Summary: HW read comments/recommendations from RM.

Action: FC moved to accept the February 19th meeting minutes. All approved. Motion passed 4-0-3. Approved.

8. ADJOURN

Meeting adjourned at 8:35 PM.