



CITY OF HAVERHILL CONSERVATION COMMISSION MEETING MINUTES



MEETING DATE: THURSDAY MARCH 27th, 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 27th day of March 2025. Role will be called for every vote this evening; will the clerk please call the role for attendance.”

Present: Evan Barman (EB), Fred Clark (FC), Lisa DeMeo (LD), Tom Wylie Ed. D. (TW), and Harmony Wilson (HW)

Absent: Oliver Aguilo (OA) and Jen Rubera (JR)

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.”

CONTINUANCES & WITHDRAWALS

2.2. #33-1580 Singh Realty Group, LLC for 1400 Hildale Avenue (Parcel ID: 585-431-22A)

Construction of industrial outdoor storage yard

Summary: HW read comments/recommendations from RM.

Action: FC made a motion to continue this item to the April 17th meeting. Seconded by LD. Clerk called role: EB-yes, FC-yes, LD-yes, TW-yes, HW-yes. Motion passed 5-0-2. Approved.

2.4. #33-ANRAD Hecate Energy Ward Hill Energy Center, LLC for 1160 Boston Rd (Parcel ID: 771-779-66 and 770-779-63)

Summary: HW read comments/recommendations from RM.

Action: LD made a motion to continue this item to the April 17th meeting. Seconded by EB. Clerk called role: EB-yes, FC-yes, LD-yes, TW-yes, HW-yes. Motion passed 5-0-2. Approved.

FC made a motion to move up item 2.1 Seconded by TW. Clerk called role: EB-yes, FC-yes, LD-yes, TW-yes, HW-yes. Motion passed 5-0-2. Approved.

2. NOTICE OF INTENT

2.1. #33-1540 City of Haverhill for Groveland Rd (Parcel ID: 776-788-24, 26, 27, & 1AA) Final capping of the Northern Mound of the municipal landfill and Lot 26 Ash Area

Plans & Documents

- Notice of Intent Application, 11.4.2022, Epsilon
- NHESP Determination Letter, 11.23.2022
- MassDEP Comment Letter, 12.2.2022
- MEPA Comment Letter, 9.29.2024
- Langdon Response to Comments, 9.27.2024
- MEPA Certificate on 4th Notice of Project Change, 10.11.24, with agency comments
- NOI Supplement Packet, 1.30.2025, Epsilon
- Response to Comments Package, 3.26.25, Langdon

Summary: Bruce Haskell from Lighthouse Environmental (Portsmouth, NH) presented. BH explained the project changes and said that project is under review in Groveland. They should have the Conservation Management Permit next week. HW confirmed that BH agrees to move this to the 17th meeting. BH agreed. TW asked to clarify the site access -BH is not sure if the name of Yemma Road will change. Haverhill is taking responsibility of updating the road, Groveland is also doing their part. HW read comments/recommendations from RM.

Action: LD moved to continue this item to the April 17th meeting. Seconded by EB. Clerk called role: EB-yes, FC-yes, LD-yes, TW-yes, HW-yes. Motion passed 5-0-2. Approved.

1. REQUEST FOR DETERMINATION OF APPLICABILITY

1.1. Valley MB, LLC for 400 Lowell Avenue (Parcel ID: 569-2-5) Vegetation removal and repair of berm associated with detention pond maintenance

Plans & Documents

- RDA Application Materials, received 3.13.25

Summary: Norman Martin gave a project overview. HW read comments from RM. EB asked if he will be implementing a maintenance plan going forward? NM said yes. LD asked if the access will be permanent to come in later. NM said there will always be access. They are going to mark trees and remove them. HW read recommendations from RM.

Action: FC made a motion to issue a Negative Determination to include all comments read into the record from RM. Seconded by LD. Clerk called role: EB-yes, FC-yes, LD-yes, TW-yes, HW-yes. Motion passed 5-0-2. Approved.

2. NOTICE OF INTENT

2.3. #33-1581 85 Water Street Redevelopment, LLC for 0 & 85 Water St (Parcel ID: 200-4-1 & 3, 207-2-1A) Construction of a 113-unit multifamily residential building

Plans & Documents

- Notice of Intent package received 3.13.25, LEC
- Site Plan set, 03.07.25, MCG
- Stormwater Management Report, 03.07.25, MCG

Summary: Eric Lowe from 231 Sutton Street North Andover presented. EL clarified how close the parking lot is to the left, and he said there will be a firefighter memorial added on the site. There was discussion on who will be responsible for maintaining the park. EL said they would most likely maintain it if the City doesn't, but there was nothing they could find in writing. EL explained how they will be refurbishing all the lighting, the walkway will stay the same, and the bridge work will not affect this project. EB asked if it will be public parking? Parking will be for residents only, with a few parking spots added for the public.

They are removing impervious area by 500 feet across the site. EL explained the stormwater system. LD asked if wastewater is okay with you adding flow with the CSO pipe. Paul Jessell proposed a check valve so in flood events, the water won't back up into the system. EB asked if they have a manhole over the check valve. They are going to have to look into that with the construction team. EB asked to confirm they will not have any hazardous chemicals stored down in the garage – EL said no. EL confirmed there will be a vehicle washing station at the facility, and there was discussion regarding the importance of the size stone they use. HW asked if they already have RM's comments. RM spoke to them about garage door options, and asked if they could add what their plan is for the western garage in the next submittal regarding water. HW read comments/recommendations from RM.

Action: LD moved this to the April 17th meeting. Seconded by EB. Clerk called role: EB-yes, FC-yes, LD-yes, TW-yes, HW-yes. Motion passed 5-0-2. Approved.

3. REQUEST TO AMEND A FINAL ORDER OF CONDITIONS

None Scheduled

OTHER BUSINESS (NON-HEARING ITEMS)

4. EXTENSIONS AND CERTIFICATES

4.1. Certificate: #33-1530 Zuniga, LLC for 162 River Street

Summary: HW read comments/recommendations from RM. Tom from Civil Design Consultants was present for any questions.

Action: FC made a motion to issue a complete certification to include all comments read into the record from RM. Clerk called role: EB-yes, FC-yes, LD-yes, TW-yes, HW-yes. Motion passed 5-0-2. Approved.

5. ENFORCEMENT

None Scheduled

6. MISCELLANEOUS

None Scheduled

7. ACCEPTANCE OF MINUTES

Summary: HW read comments from RM.

Action: TW approved the March 6th meeting minutes. Seconded by LD. Clerk called role: EB-yes, FC-yes, LD-yes, TW-yes, HW-yes. Motion passed 5-0-2. Approved.

8. ADJOURN

Meeting adjourned at 8:27 pm.