



CITY OF HAVERHILL CONSERVATION COMMISSION MEETING MINUTES



MEETING DATE: THURSDAY, NOVEMBER 14th, 2024

“Pursuant to Chapter 2 of the Acts of 2023 this meeting of the Haverhill Conservation Commission, including the list of public hearings, will be conducted via remote participation. No in person attendance of members of the public will be permitted but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the order. A reminder that persons who would like to virtually attend this meeting while in progress can properly do so by joining the meeting at the following URL: <https://us02web.zoom.us/j/84291820471> (Passcode 206268). Members of the public attending this meeting virtually will be allowed to make comments if they wish to do so during a portion of the hearing designated for public comment by using the raise hand button and waiting for the chair. 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 14th day of November 2024.”

Present: Oliver Aguilo (OA), Lisa DeMeo (LD), Harmony Wilson (HW), Clerk Tom Wylie Ed. D. (TW), and Chairperson Fred Clark (FC)

Absent: Evan Barman (EB) 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 on 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@cityofhaverhill.com. 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 recorded. As always, the Conservation Dept. staff is available to answer any questions pertaining to all the Commission's actions.”

CONTINUANCES & WITHDRAWALS

2.1. #33-1497 Steve Smolak for 86 Willow Ave (Parcel ID: 768-779-9) Construction of a farm irrigation pond

Summary: FC read comments/recommendations from RM.

Action: HW made a motion to move this item to the December 5th meeting. Seconded by OA. Clerk called roll: OA-yes, LD-yes, HW-yes, TW-yes, FC-yes. Motion passed 5-0-2. Approved.

2.2. #33-1576 James E. Young, Jr. for 0 Crystal St (Parcel ID: 576-435-20-1) Tree clearing associated with construction of horse paddocks and grading

Summary: FC read comments/recommendations from RM.

Action: HW made a motion to move this item to the December 5th meeting. Seconded by OA. Clerk called roll: OA-yes, LD-yes, HW-yes, TW-yes, FC-yes. Motion passed 5-0-2. Approved.

2.3. #33-1577 Boston Gas Company for 284 Winter St (Parcel ID: 307-2-1) Proposed site remediation associated with past manufactured gas facility

Summary: FC read comments/recommendations from RM.

Action: HW made a motion to move this item to the December 5th meeting. Seconded by LD. Clerk called roll: OA-yes, LD-yes, HW-yes, TW-yes, FC-yes. Motion passed 5-0-2. Approved.

2.5. #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

Summary: FC read comments/recommendations from RM.

Action: HW made a motion to move this item to the March 6th meeting. Seconded by LD. Clerk called roll: OA-yes, LD-yes, HW-yes, TW-yes, FC-yes. Motion passed 5-0-2. Approved.

PUBLIC HEARINGS

1. REQUEST FOR DETERMINATION OF APPLICABILITY

None Scheduled

2. NOTICE OF INTENT

2.4. #33-1578 JR Builders for 0 Broadway (Parcel ID: 539-439-9A & 39D) Construction of an infiltration basin

for a new residential subdivision

Plans and Documents

- Notice of Intent Application, dated 09.19.24, MEI
- “Definitive Plan Set”, dated 09.17, revised 10.17, 10.31, and 11.12.24, MEI
- “Stormwater Report”, dated 08.07, revised 10.17.24, MEI
- “Operations & Maintenance Manual”, dated 08.07, revised 10.17, and 10.31.24, MEI
- Stormwater Peer Review Comments, dated 10.14, 10.29, 11.05.24, CEI
- Response to Peer Review Comments, dated 10.17, 10.31, MEI

Summary: TJ Melvin from Millenium Engineering presented. HW asked for clarity on the location of the Lot 1 Septic because it is within the 200’ riverfront area. TJ Melvin acknowledged the location and explained how they needed space for the infiltration basin. TW asked to clarify #7 regarding the gravel parking area. TJ explained the plan for the land. FC read comments/recommendations from RM. TJM asked to amend Condition 1, because they will not be able to make the January 31st timeline.

Action: HW made a motion to issue an OOC approving this project to include all recommendations read into the record. HW also made a motion to amend Condition #1 to state that a draft deed with a letter of intent should be received by January 31st, 2025. Seconded by LD. Clerk called roll: OA-yes, LD-yes, HW-yes, TW-yes, FC-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: #33-1476 Civil Design Consultants, Inc. for 890 North Broadway

Summary: FC read comments/recommendations from RM. Tom Schomburg from Civil Design Consultants was present, but there were no questions.

Action: HW made a motion to issue a Complete Certification to include all RM's comments read into the record. Seconded by LD. Clerk called roll: OA=yes, LD=yes, HW=yes, TW=yes, FC=yes. Motion passed 5-0-2. Approved.

4.2. Certificate: #33-1279 Civil Design Consultants, Inc. for 890 North Broadway

Summary: FC read comments/recommendations from RM.

Action: HW made a motion to issue a Complete Certification to include all RM's comments read into the record. Seconded by OA. Clerk called roll: OA=yes, LD=yes, HW=yes, TW=yes, FC=yes. Motion passed 5-0-2. Approved.

4.3. Certificate: #33-1557 Todd Fitzgerald for 30 Jaffarian Rd

Summary: FC read comments/recommendations from RM. HW asked why the homeowner requested annual mowing instead of biannual. Tom Schomburg said to keep the property looking clean. HW asked for a visual to see this area. RM showed an aerial view of the land. TW asked if the land will be undisturbed until the October 15th timeline. RM said yes. LD and HW agreed that the cutting should be biannual, to keep consistent with other projects.

Action: HW made a motion to issue a Complete Certification to include all RM's comments read into the record, and to change the annual cutting to biannual. Seconded by LD. Clerk called roll: OA=yes, LD=yes, HW=yes, TW=yes, FC=yes. Motion passed 5-0-2. Approved.

4.4 Certificate: #33-1516 Atlantis Investments for 97 Eudora St.

Summary: FC read comments/recommendations from RM.

Action: HW made a motion to issue a Partial Certification to include all RM's comments read into the record. Seconded by OA. Clerk called roll: OA=yes, LD=yes, HW=yes, TW=yes, FC=yes. Motion passed 5-0-2. Approved.

4.5 Certificate: #33-0509 Leewood Realty Trust for 60 Newark St.

Summary: FC read comments/recommendations from RM.

Action: HW made a motion to issue a Certificate of Compliance invalidating the expired order. Seconded by LD. Clerk called roll: OA=yes, LD=yes, HW=yes, TW=yes, FC=yes. Motion passed 5-0-2. Approved.

4.6. Extension: #33-1499 Solar Smart, LLC for 139 Amesbury Line Rd.

Summary: FC read comments/recommendations from RM. Emmaline Lutz (Project Developer from 505 Fifth Ave. New York, NY) and Kyle Burchard (from Mt. Consulting 103 South Bradford Street in Dover, DE) were present. TW asked when this will be online. EL said the summer of 2025 due to utility delays.

Action: HW made a motion to issue a new permit. Seconded by LD. Clerk called roll: OA=yes, LD=yes, HW=yes, TW=yes, FC=yes. Motion passed 5-0-2. Approved.

5. ENFORCEMENT

None Scheduled

6.MISCELLANEOUS

None Scheduled

7.ACCEPTANCE OF MINUTES

Summary: FC read comments/recommendations from RM.

Action: HW approved the minutes from the October 24th meeting. Seconded by TW. Clerk called roll: OA-yes, LD-yes, HW-yes, TW-yes, FC-yes. Motion passed 5-0-2. Approved.

8.ADJOURN