



CITY OF HAVERHILL CONSERVATION COMMISSION MEETING MINUTES



MEETING DATE: THURSDAY, August 6th, 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 6th day of August 2026. Role will be called for every vote this evening; will the clerk please call the role for attendance.”

Present: Evan Barman (EB), Ted Becker (TB), Amy Nelson (AN), and Tom Wylie Ed. D. (TW)

Absent: Oliver Aguilo (OA), Harmony Wilson (HW), 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

1. REQUEST FOR DETERMINATION OF APPLICABILITY

None Scheduled.

2. NOTICE OF INTENT

2.1. #33-1595 Sterling Golf Management, Inc. for 890 North Broadway (Parcel ID: 575-2-8)

i) 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, revised 05.11.2026, 07.22.26
- (3) Drainage Report, CDC, revised 11.12.2009, 05.11.2026, 07.22.26
- (4) Existing & Proposed Watershed Plans, CDC, dated 5.10.2009
- (5) CEI Peer Review, 4.08.26, 06.04.26, 08.03.26
- (6) CDC Response to Comments, 5.14.26, 7.22.26

Summary: Mira from CEI gave an update on the project. She said that there was one administrative revision, Sterling Golf Mgmt. has decided that the golf course is responsible for the maintenance of the proposed wetland, not the HOA. She is requesting that the Commission condition this approval on submission of a revised O&M Plan. The applicant is going to have a private discussion with the HOA regarding contribution towards the construction of the wet pond. EB read the comments from RM. AN asked about mosquito control for the wet pond. Mira addressed. EB asked Mira to update the operations and maintenance manual with what they are taking care of, and give the Commission a copy. EB said we may want to do an annual inspection. There was discussion regarding what would be the HOA's responsibility vs the golf course. EB

mentioned markers around the wetland areas so they are not altered. David Youngblood from 38 Front Nine Drive is concerned about runoff from the building. Mira explained and said this will be in the maintenance plan. RM said one of his draft conditions would address this. DY and Frank from 82 Front Nine Drive are concerned about the parking. RB said that is not their jurisdiction. Mark Slininger from 107 Front Nine Drive asked where the tie ins are with the new stormwater feature. Mira explained. Frank is concerned about the management of the HOA. Jay Miller stated the Sterling Golf Management is open to meet with the HOA to discuss this letter. RM stated that the O&M Plan will be written up to say that the Sterling Golf Management company will be responsible for the BMPS. EB read recommendations from RM. EB asked Sterling Golf Management if they are okay with a three-week continuance for them to review these conditions. They agreed.

Action: TW moved to continue this item to the next meeting. Seconded by TB. All in favor. Motion passed 4-0-3. Approved

2.2. #33-1599 Ferreira Polcari Realty Trust for 0 Liberty Street (Parcel ID: 567-1-19)

Construction of a single-family house

i) Plans and Documents

- (1) NOI Application Materials, CDC, dated 7-23-26
- (2) Site Plan (4 Sheets), CDC, dated 7-23-26, revised 8-4-26
- (3) Revised plan cover letter, CDC, dated 8-4-26
- (4) Email communication, CDC, dated 7-24-26

Summary: Troy Searns presented as the Civil Designer on behalf of the applicant. TS said they have no problems with RM's comments. EB read the comments from RM. AN asked how far the septic will be from the buffer zone, TS said the sandpit will be located on the 700-foot buffer. TW asked to confirm they will adjust the plan based on number 3, TS confirmed. EB agreed they will use 4 x 4 posts for the demarcations on the 35-foot line 25-foot on center. The gentleman from 143 Liberty Street voiced his concerns regarding building on Liberty Street. The resident of 23 Liberty Street is concerned about the wildlife and the vernal pools. TS said that Norse Environmental did not see vernal pools in the area. TS explained how the runoff is going to be handled. George Peters from 152 Liberty Street asked what members have been out there – RM and MA. GP voiced his concern that the commission members have not seen the area before making a decision. EB read comments from RM. George Peters from 152 Liberty street came back and apologized.

Action: TB made a motion to issue an OOC approving this project and to include all RM's comments read into the record by EB. Seconded by TW. 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: #33-1000 Law Office of Arthur J. Broadhurst for 21 Colonial Farm Road

Summary: EB read comments from RM.

Action: TM made a motion to issue a Partial Certification for this lot with the inclusion of all RM's conditions read into the record from EB. Seconded by AN. All in favor. Motion passed 4-0-3. Approved.

4.2. Certificate: #33-1528 Nathan & Amanda Vincent for 45 Garrison Ave

Summary: EB read comments from RM.

Action: TW moved to issue a Complete Certification with the inclusion of all RM's conditions read into the record from EB. Seconded by TB. All in favor. Motion passed 4-0-3. Approved.

4.3. Certificate: #33-1586 Joseph Fisichelli for 1028 Broadway

Summary: EB read comments from RM.

Action: TW moved to issue a complete certification with the inclusion of Conditions \$64 through #75 as Ongoing Conditions. Seconded by AN. All in favor. Motion passed 4-0-3. Approved.

5. ENFORCEMENT

5.1. Enforcement Order: Guy DiStefano, 31 King St

Summary: EB read comments from RM.

Action: TW moved to continue this item to the August 27th meeting. Seconded by TB. All in favor. Motion passed 4-0-3. Approved.

5.2. Enforcement Order: Q & G Development, LLC for 0 Edgehill Road

Summary: EB read comments from RM. Joseph Greenwood from 0 Edgehill Road was present on behalf of Q&G Development. JG said he didn't file the letter because there was a dispute about one of the trees. TW recommended that this item be continued. David Gerard from 37 Edgehill Road, said he is concerned because they didn't coordinate with the commission regarding the planting locations. EB said he believes that RM conducted a site visit. JG said he is open to move the tree in the fall. RM said he thinks it is sufficient but it was hard to exactly see where the cut line was.

Action: AN made a motion to continue this to the next meeting so they will have a letter that they can go off. Seconded by TW. Motion passed 4-0-3. Approved.

6. MISCELLANEOUS

None scheduled

7. ACCEPTANCE OF MINUTES

Summary: EB read comments/recommendations from RM.

Action: TW moved to approve the July 16th meeting minutes. Seconded by AN. Motion passed 4-0-3. Approved.

8. ADJOURN