

**ANDOVER CONSERVATION COMMISSION MEETING MINUTES**  
**VIA TELECONFERENCE**  
**February 17, 2026**

**APPROVED**

**Conservation Members in Attendance:**

Chair Donald Cooper, Vice Chair Jon Honea, Commissioner Floyd Greenwood (7:23pm),  
Commissioner Alix Driscoll, Commissioner Ruby Brown.  
Staff members present were Benjamin Meade, Conservation Agent.

Commissioners Absent: Commissioner Stuart Rubin and Commissioner Miranda Chave

**Chair Cooper opened the Meeting with stating the protocol for remote participation and questions from the public. Chair Cooper also introduced all Commission members in attendance at the meeting.**

**SCHEDULED ITEMS:**

**18 Blueberry Hill Road**

*Staff Recommendation: Approve*

Public Meeting on a Request for Determination of Applicability filed by **Daniel and Stephanie Picariello** under the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, § 40 and/or the Andover Wetlands Protection By-law, Article XIV, for the proposed removal of trees and fencing, construction of a paver and concrete patio, infiltration, fencing, grading, loam and seed, native plantings and utilities at **18 Blueberry Hill Road, Andover, MA.**

Mr. Meade presented this to the Commission. The proposed project includes the removal of trees and fencing, construction of a 35'x25' patio, installation of an 18'x41' pool with grading for the pool, and a 10'x18' pool structure. The site plan filed with the application includes all of this work and the BVW was flagged by Norse Environmental. The flagging was confirmed by Staff during a site visit. The closest point of the project to the wetland is 70 feet and the limit of work will be set at the 50 foot buffer with straw waddles. Native plantings are proposed for the area around the concrete patio. There are moderate slopes between the proposed pool area and the limit of work. Staff recommends the addition of a silt fence with the straw waddles and has added this as a Special Condition.

Chair Cooper requested that Maureen Herald of Norse Environmental provide a weekly report to Staff as this site needs to be well managed during construction. This will be added as a Special Condition.

Mr. Meade added that with the tree removal and the moderate slopes between the project area and the wetland resource area, site monitoring is recommended and photos from Maureen Herald showing the progress would suffice.

Chair Cooper asked for a motion. Commissioner Driscoll made a motion to approve as Pos.2b, Neg 3, it was seconded by Commissioner Honea and unanimously approved by Rollcall vote:

A. Driscoll – yes

R. Brown - yes

J. Honea – yes

D. Cooper – yes

### **1350R South Street**

#### **Present in Interest:**

*Staff Recommendation: Approve*

Public Meeting on a Request for Determination of Applicability filed by **Town of Andover Conservation Division** under the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, § 40 and/or the Andover Wetlands Protection By-law, Article XIV, for the proposed canopy thinning, invasive species management, and log and brush removal at **1350R South Street, Andover, MA.**

Mr. Meade presented this to the Commission. The proposed project is for the completion of vegetation management work at the Lightning Tree Reservation. This parcel is under the care, custody and control of the Conservation Commission and contains documented state listed wildlife and insect species. The proposed work plan has been approved by Staff, Natural Heritage and the Endangered Species Program. The work outlined in the LTHP includes canopy thinning through selective tree removal; invasive species management; and log and brush removal. The trees removed will be chipped off site. This work will help maintain the unique grassland/health habitat and promote growth of specific host plants for the listed species. The work plan has been developed by and will be implemented by a Licensed Forester and Licensed Herbicide Applicator. A site walk was held in January to discuss the vegetation management work planned for the 7 acres. The proposed vegetation management work has been planned with professional input and oversight, and the intent is to benefit the documented sensitive wildlife insect and plant species on the property.

Chair Cooper asked for a motion. Commissioner Driscoll made a motion to approve, it was seconded by Commissioner Brown and unanimously approved by Rollcall vote:

F. Greenwood – abstain

A. Driscoll - yes

J. Honea – yes

D. Cooper – yes

R. Brown – yes

## **5 Hawk Ridge Road**

**Present in Interest: Andrew DiGiacomo and Maureen Herald**

*Staff Recommendation: Approve*

Continued Public Hearing on a Notice of Intent filed by **Andrew DiGiacomo** under the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, § 40 and/or the Andover Wetlands Protection By-Law, Article XIV, for the proposed installation of an inground pool, paver patio, gazebo, pool equipment area, retaining wall, fence, tree removal and associated grading and utilities at **5 Hawk Ridge Road**.

Mr. Meade presented this to the Commission. This hearing was continued from February 3, 2026, to allow for review of a revised plan and supplemental information received. Staff considered requesting the placement of Bernsten Feno No-Disturb markers around the limit of work, however with the installation of a fence around the pool, Staff believes the fence will work more effectively as a limit of disturbance once the project is complete. There are 15 feet between the limit of work and the resource area.

The Special Condition for pool water management has been included as well as the requirement of a site monitor for the construction phase of the project. There is concern regarding soil and materials management during the construction phase of the project.

Commissioner Honea asked that the homeowner not mow the area between the fence and the resource area to prevent further encroachment, just along the buffer. Mr. DiGiacomo agreed to the no mow area.

Chair Cooper asked for a motion. Commissioner Honea made a motion to Close the Public Hearing, it was seconded by Commissioner Driscoll and unanimously approved by

Rollcall vote:

F. Greenwood – yes

A. Driscoll - yes

J. Honea – yes

D. Cooper – yes

R. Brown – yes

A motion was made by Commissioner Honea to approve the Order of Conditions as discussed, it was seconded by Commissioner Driscoll and unanimously approved by Rollcall vote:

F. Greenwood – yes

A. Driscoll - yes

J. Honea – yes

D. Cooper – yes

R. Brown – yes

**Town of Andover Conservation Commission Wetland Protection Regulations Update**

**Present in Interest: Amy Ball**

*Staff Recommendation: Continue*

Continued Public Hearing on the **Regulations Adopted by the Town of Andover Conservation Commission Pursuant to the Town of Andover's General Bylaw for Wetlands Protection Sections 4, 5, 7, 8, 10**. Under Article XIV, Andover Wetlands Protection By-Law, to change for the purpose of clarifying and updating Sections 4, 5, 7, 8, 10.

This hearing was continued from February 2, 2026, for further questions and comments pertaining to housing and the section pertaining to waivers. Commissioner Driscoll provided her comments and questions prior to the hearing. Public comment was received from Steve Walther and was provided to the Commission prior to the hearing.

The Commission's standard pool conditions will be added to the update of the regulations. Commissioner Greenwood would like to change the 50% increase in the existing footprint to be more restrictive.

Commissioner Honea asked for an alternative to the 50% such as a square footage be specified, such as 200 square feet triggers a building permit.

Commissioner Greenwood suggested forming a subcommittee to discuss the threshold requirement and then report back to the full Commission with a recommendation.

Discussion of other Towns threshold to trigger their by-law and there is no consistency between the Towns.

Chair Cooper stated that an email was received from a resident regarding the waiver language inserted into the Regulations as part of the update. He is concerned that this is a conflict of interest for the Commission to vote on a waiver for Town projects. The Conservation Commission is granted a legally inherent right to waive requirements, and this has been done occasionally. The language proposed is more specific and stricter for waivers than what is currently in place.

Chair Cooper asked for a Motion. Commissioner Greenwood made a motion to continue to March 3, 2026, it was seconded by Commissioner Driscoll and unanimously approved by

Rollcall vote:

F. Greenwood – yes

J. Honea – yes

R. Brown – yes

A. Driscoll - yes

D. Cooper – yes

**ACTION ITEMS:**

**268 Andover Street**

**Present in Interest: Doug Heim and Mark Johnson**

Vote to accept and execute Access Easement for **268 Andover Street**.

Mr. Meade reviewed the history of the Access Easement. The existing driveway is over Conservation Commission property, and the homeowners have completed all the legal steps necessary to obtain an Easement. Both the Conservation Commission and Select Board should approve the final Grant of Access Easement and Agreement and then the property owners will record the Easement.

Doug Heim thanked Michael Gendron for his assistance in reviewing the Easement.

Chair Cooper asked for a motion. Commissioner Honea made a motion to Approve and Execute the Access Easement as presented, it was seconded by Commissioner Driscoll and unanimously approved by Rollcall vote:

F. Greenwood – yes

A. Driscoll - yes

J. Honea – yes

D. Cooper – yes

R. Brown – yes

**CONSENT AGENDA:**

**Minutes** – Approval of Minutes from February 3, 2026.

Commissioner Honea made a motion to approve the Consent Agenda as presented, it was seconded by Commissioner Greenwood and unanimously approved by Rollcall vote:

F. Greenwood – yes

A. Driscoll - yes

J. Honea – yes

D. Cooper – yes

R. Brown – yes

**DISCUSSION ITEMS:**

**Staff Update**

Winterfest was a huge success with approximately 1,000 people in attendance.

Mr. Meade informed the Commission that Staff is working on a public engagement calendar for upcoming events.

March 11<sup>th</sup> from 6:30pm-8:30pm at MHL a presentation from Mike Murray entitled “Introduction to Ecological Forest Management” will be held.  
March 20<sup>th</sup> from 9:30am-11:00am a guided hike will be held at the Pustelle Reservation.

**The meeting was adjourned at 8:05pm by Motion of Commissioner Honea, seconded by Commissioner Driscoll and unanimously approved by Rollcall Vote:**

F. Greenwood – yes

A. Driscoll - yes

J. Honea – yes

D. Cooper – yes

R. Brown – yes

**The next meeting will be held on Tuesday, March 3, 2026.**

**Respectfully Submitted,**

**Lynn Viselli,  
Recording Secretary**

Documents:

Consent Agenda:

Determination of Applicability: 18 Blueberry Hill Road, 1350R South Street

Order of Conditions: 5 Hawk Ridge Road

ANRAD:

Other: