

ANDOVER CONSERVATION COMMISSION MEETING MINUTES
VIA TELECONFERENCE
March 3, 2026

APPROVED

Conservation Members in Attendance:

Chair Donald Cooper, Vice Chair Jon Honea (7:09), Commissioner Floyd Greenwood, Commissioner Alix Driscoll, Commissioner Ruby Brown, Commissioner Miranda Chave and Commissioner Stuart Rubin
Staff members present were Benjamin Meade, Conservation Agent.

Commissioners Absent:

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:

5 Norwich Place

Present in Interest: Brett Dickson

Staff Recommendation: Approve

Public Meeting on a Request for Determination of Applicability filed by **Brett Dickson** 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 construction of an inground pool, pool deck and fencing, 6'x4' concrete pad for pool equipment and removal of 5 arborvitae trees at **5 Norwich Place, Andover, MA.**

Mr. Meade presented this to the Commission. The proposed project includes the installation of an inground pool, pool equipment, utilities, pool deck, landscaping, grading, fencing and the removal of 5 ornamental arborvitae. The work will take place on currently maintained lawn and there will be expansion of the lawn area or encroach any closer to the wetland than currently exists. The closest point between the pool equipment pad and the wetland boundary is 17 feet. During the site visit, staff reviewed the wetland line and agrees based on the topography of the site and visible vegetation.

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

A. Driscoll – yes
J. Honea –abstain
F. Greenwood – yes
S. Rubin - yes

R. Brown - yes
D. Cooper – yes
M. Chave – yes

56 -58 Abbot Street

Present in Interest: Maureen Herald, Russell Stott and Jana Paley

Staff Recommendation: Approve

Public Meeting on a Request for Determination of Applicability filed by **Russell Stott, Andover Landscape Design & Construction LLC** 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 a patio and walkway; installation of a plunge pool, pervious paver and gravel patio, gravel walkway, stepping stones, pool equipment, landscaping, loam and seed, associated grading and utilities at **56-58 Abbot Street, Andover, MA.**

Mr. Meade presented this to the Commission. The proposed project is to raze an impervious patio and walkway, install a plunge pool, pervious paver and gravel patio, gravel walkway, stepping stones, pool equipment, landscaping, loam, seed, associated grading and utilities. During the Staff site visit, the wetland flagging was reviewed and agrees with the placement of the wetland flagging. The closest point of the project to the wetland is 20 feet from the wetland boundary. There is no tree removal required for this project.

Chair Cooper asked if non-disturb marker should be installed to mark the 20' boundary. Mr. Meade stated that due to the topography of the site, it creates a natural barrier to the wetland.

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

Rollcall vote:

F. Greenwood – yes
J. Honea – yes
R. Brown – yes
S. Rubin - yes

A. Driscoll - yes
D. Cooper – yes
M. Chave – yes

70 Essex Street

Present in Interest: Ellen Keller, Michael Rosen, Dennis Griecci, Stewart and Deanna Junge

Staff Recommendation: Approve

Continued Public Hearing on a Notice of Intent filed by **Dundee Office Park LLC** under the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, § 40, for the proposed reconstruction of an existing access driveway connecting Essex Street to the Dundee Office Park, including paving a 20-foot driveway, minor grading, installation of erosion controls and restoration of disturbed areas at **70 Essex Street**.

Mr. Meade presented this to the Commission. This hearing was continued from February 3, 2026, to allow for a site visit which was held February 13, 2026. The site walk was beneficial to see the site and the location of the proposed access driveway. No further updates have been received from the Applicant since the site walk.

Chair Cooper agreed the site walk was beneficial to see the infiltration trench for the stormwater which will capture the flow from the driveway so that it does not flow into Essex Street but will slope towards the wetland. The wetland is lower in elevation than driveway, there is a concern about impact during construction and the impact of the expanded driveway being 20 feet about the wetland.

Dennis Griecci added that the infiltration trench will catch 1-2" in a storm event. The driveway will be graded towards the wetland, and the infiltration trench will catch the first flush of rain water. Anything more than that first flush will overtop the infiltration trench and flow down the slope as it does today.

Chair Cooper questions that this is maintenance/repair of an existing driveway as it has a utility pole in the middle of the driveway and at one point there were boulders in place blocking access. He believes the By-Law applies to this project and an Order of Conditions cannot be issued without a filing under the By-Law and submitting waivers under the By-Law.

Michael Rosen reviewed the history and use of the access on this property and that this is a legal access point.

Chair Cooper added that the Wetland Protection Act does not interpret whether there is legal access and that maintenance of an existing driveway is not widening, relocating, installing a retaining wall and an infiltration trench.

Michael Rosen stated that the By-Law exempts a driveway in existence prior to 1999, which this was.

Deanna Junge, 12 Dundee Park, is concerned with the infiltration trench and sloping of the road toward their building and the runoff toward their property and the impact to the wetland. She is concerned that the project will impact their ability to park on their property and would like to discuss revisions with the applicant.

Chair Cooper stated that the project can be approved with a filing under the Andover Wetlands Protection By-Law and waivers submitted.

Michael Rosen replied that the client prefers not to file under the By-Law, he will reach out to his client and asked for a continuance to the March 17, 2026, meeting.

Chair Cooper asked for a motion. Commissioner Driscoll made a motion to continue to March 17, 2026, it was seconded by Commissioner Chave and unanimously approved by Rollcall vote:

F. Greenwood – yes

A. Driscoll - yes

J. Honea – yes

D. Cooper – yes

R. Brown – yes

M. Chave – yes

S. Rubin - 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 March 3, 2026, for the sub-committee to consider changes previously discussed and no further information has been received to date.

Commissioner Honea informed the Commission that the sub-committee has met and need more time to finalize their ideas.

Chair Cooper asked for a Motion. Commissioner Greenwood made a motion to continue to March 17, 2026, 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

M. Chave – yes

S. Rubin - yes

ACTION ITEMS:

CONSENT AGENDA:

Minutes – Approval of Minutes from February 17, 2026.

Commissioner Honea made a motion to approve the Consent Agenda 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 | M. Chave – yes |
| S. Rubin - abstain | |

DISCUSSION ITEMS:

Chair Cooper informed the Commission that a group of residents is submitting a Warrant Article under the Home Rule to eliminate the use of rodenticides in town. The Commission has been asked to sponsor an informational meeting at the Senior Center in April.

Commissioner Greenwood made a motion to approve sponsoring an informational meeting at the Senior Center in April, it was seconded by Commissioner Honea and approved by Rollcall vote:

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|--------------------|---------------------|
| F. Greenwood – yes | A. Driscoll - yes |
| J. Honea – yes | D. Cooper – abstain |
| R. Brown – yes | M. Chave – yes |
| S. Rubin - yes | |

Staff Update

March 11th from 6:30pm-8:30pm at MHL a presentation from Mike Murray entitled “Introduction to Ecological Forest Management” will be held.

March 20th from 9:30am-11:00am a guided hike will be held at the Pustelle Reservation.

Commissioner Chave reminded the Commission of the Meeting March 12, 2026, regarding Artificial Turf in the Select Board Meeting Room at 6:00pm. Commissioner may attend and speak as residents, not as Commissioners.

The meeting was adjourned at 8:15pm by Motion of Commissioner Greenwood, seconded by Commissioner Rubin and unanimously approved by Rollcall Vote:

F. Greenwood – yes

J. Honea – yes

R. Brown – yes

S. Rubin - yes

A. Driscoll - yes

D. Cooper – yes

M. Chave – yes

The next meeting will be held on Tuesday, March 17, 2026.

Respectfully Submitted,

**Lynn Viselli,
Recording Secretary**

Documents:

Consent Agenda:

Determination of Applicability: 5 Norwich Place, 56-58 Abbot Street

Order of Conditions:

ANRAD:

Other: