

Middleton Conservation Commission
Wednesday, January 7, 2026
Public Virtual Meeting via Zoom
Meeting ID Meeting ID: 873 0593 6774
7:00 PM

Members Present: Peter Goodwin, Susan Piccole (via Zoom audio and video), Andrea Nelson, Anthony Pesce and Mike Sliney Commission Members. Also present was Kristin Kent (via Zoom audio and video), Conservation Agent.

Presiding – Mr. Anthony Pesce

Mr. Pesce called the meeting to order at 7:00 PM.

Minutes

Mr. Pesce asked for a motion to approve the minutes from the December 3rd meeting. Ms. Piccole motioned and Mr. Goodwin seconded. Four out of the five Commission members were in favor, Mr. Pesce abstained from the vote. The motion passed 4-0-1.

1. Notice of Intent, 8 Johns Avenue (222-0896)

Donna White / Chongris Engineering

Replacement of a failed septic system and existing asphalt driveway with brick pavers within the 100 foot buffer zone to Bank and Bordering Vegetated Wetlands.

Alek Chongris of Chongris Engineering was present to speak on behalf of the homeowners. The one bedroom home has a septic tank and cesspool in failure. Due to the small size of the lot, a two bedroom septic is proposed. The tank will be located in the existing driveway, and effluent will be piped behind the garage, to the leach field. The proposed pipe behind the garage is less than 25 feet from the bank of Mill Pond. Given the need for excavation and the potential for future issues, the Commission would prefer to see the pipe in front of the garage.

Mr. Pesce asked for a motion to issue the Order of Conditions with the condition that Chongris Engineering supply a new plan showing the septic pipe located in front of the garage. Ms. Nelson motioned and Mr. Sliney seconded. All were in favor and the motion passed 5-0-0.

2. Notice of Intent, 11 Manning Avenue

Essex North Shore Agricultural & Technical School / Hancock Associates

Construction of an office building, parking lot and dog run within the 100 foot buffer zone to Bordering Vegetated Wetlands.

Caitlin White and Katie Cruz of Hancock Associates were present to speak on behalf of the client. Ryan Monks, the Director of Facilities for Essex Tech was also present. The proposed building will mainly house administrative staff for the bus service, but will also be used by students. An updated stormwater plan needs to be submitted, based on comments from DEP. The project does not yet have a DEP File number and needs to be continued to the next meeting.

Ms. Piccole made a motion to continue the matter to the next meeting and Ms. Nelson seconded. All were in favor and the motion passed 5-0-0.

3. Notice of Intent, 7 Jordan Lane

Jay Jarosz / Williams & Sparages, LLC

Demolition of the existing structure and construction of a single-family home and associated appurtenances within the 100 foot buffer zone to Bordering Vegetated Wetlands.

Chris Sparages of Williams and Sparages was present to speak on behalf of the homeowner. A 1,484 square foot home is being proposed to replace a small cottage currently on the property. The homeowner would also like to establish a short retaining wall along the back to provide a small yard. The driveway and water line come through the neighbor's property, via an easement. The Commission would like to keep the dwelling out of the 25 foot no disturb area and suggested that Mr. Sparages revisit the house plan with the homeowner in order to make the footprint a smaller to better fit the lot. The stormwater management also needs to be addressed, as the calculations on the plan indicate that sufficient treatment isn't provided. DEP has not yet assigned a number to the project.

Ms. Nelson made a motion to continue the project to the next meeting and Mr. Goodwin seconded. All were in favor and the motion passed 5-0.

4. Acceptance of Conservation Land Donation at 32 Boston Street

Pike Messenger has donated a portion of his property to the Conservation Commission to provide access from Boston Street to the Blu Haven walking path. The Commission must accept the gift and sign the deed to facilitate the transfer. The paperwork will be available at the office of the Conservation Agent.

Mr. Pesce asked for a motion to accept the land donation. Ms. Nelson motioned and Mr. Goodwin seconded. All were in favor and the motion passed 5-0-0.

Adjournment

Mr. Pesce asked for a motion to adjourn the meeting. Ms. Piccole motioned and Mr. Sliney seconded. All were in favor and the motion passed 5-0-0. The meeting adjourned at 8:09 PM.

Minutes respectfully submitted,

Lisa Brown
Recording Secretary