



Commonwealth of Massachusetts  
Executive Office of Energy and Environmental Affairs

## Department of Environmental Protection

Address: 100 Cambridge Street, Suite 900, Boston MA 02114 | Phone: 617-292-5500

**Maura T. Healey**  
Governor

**Kim Driscoll**  
Lieutenant Governor

**Rebecca Tepper**  
Secretary

**Bonnie Heiple**  
Commissioner

January 14, 2026

---

In the Matter of  
H&S Realty, Trust II

---

OADR Docket No. WET-2025-005  
DEP File No. 344-1547  
Wilmington, MA

### **FINAL DECISION**

The parties filed a Joint Stipulation of Dismissal requesting dismissal of this appeal. The Joint Stipulation of Dismissal constitutes a waiver by the petitioners to any further administrative review before the Massachusetts Department of Environmental Protection (“MassDEP” and/or “the Department”) as well as appeal to court of the Superseding Order of Conditions (“SOC”) issued by the Department’s Northeast Regional Office on April 4, 2025 to the applicant H&S Realty Trust II. Accordingly, I issue this Final Decision incorporating the Joint Stipulation of Dismissal, and dismiss this appeal.

---

Bonnie Heiple  
Commissioner

**SERVICE LIST**

**Petitioners:** Ten Resident Group

**Representative:** Susanne Sullivan, Co-Chair Headwaters Stream Team  
Headwaters Stream Team  
60 Lawrence Street  
Wilmington, MA 01887  
Email: [Swampy1060@gmail.com](mailto:Swampy1060@gmail.com)

**Applicants:** Haralambos Katsikis, TR  
H&S Realty Trust II  
P.O. Box 280  
Wilmington, MA 01887  
Email: [steliosrestaurant@yahoo.com](mailto:steliosrestaurant@yahoo.com)

**Legal Representative:** Glen A. Wood, Esq.  
Tyler M. Franklin, Esq.  
Rubin and Rudman, LLP  
53 State Street  
Boston, Ma 02109  
Email: [GWood@rubinrudman.com](mailto:GWood@rubinrudman.com)  
Email: [TFranklin@rubinrudman.com](mailto:TFranklin@rubinrudman.com)

**Conservation Commission:** Wilmington Conservation Commission  
c/o Cameron Lynch, Conservation Agent  
Town Hall  
121 Glen Road  
Wilmington, MA 01887  
Email: [clynch@wilmingtonma.gov](mailto:clynch@wilmingtonma.gov)

**Legal Representative:** None Identified in Notice of Appeal

**MassDEP:** Jill Provencal, Wetlands Section Chief  
Kyle Lally, Environmental Analyst  
Heidi Zisch, Chief Regional Counsel  
MassDEP NERO  
150 Presidential Way  
Woburn, MA 01801  
Email: [Jill.Provencal@mass.gov](mailto:Jill.Provencal@mass.gov)  
Email: [Kyle.Lally@mass.gov](mailto:Kyle.Lally@mass.gov)  
Email: [Heidi.Zisch@mass.gov](mailto:Heidi.Zisch@mass.gov)

**Legal Representative:** Katherine Blakley, Counsel  
Bruce Hopper, Deputy General Counsel for Litigation  
MassDEP/Office of General Counsel  
100 Cambridge Street, 9<sup>th</sup> Floor  
Boston, MA 02114  
Email: [Katherine.Blakley@mass.gov](mailto:Katherine.Blakley@mass.gov)  
Email: [bruce.e.hopper@mass.gov](mailto:bruce.e.hopper@mass.gov)  
Jakarta Childers, Paralegal, MassDEP  
Email: [Jakarta.Childers@mass.gov](mailto:Jakarta.Childers@mass.gov)