

Chelmsford Conservation Commission
Town of Chelmsford
50 Billerica Rd. Chelmsford, Ma 01824
Meeting Minutes
May 1, 2018
Approved June 5, 2018

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TOWN OF CHELMSFORD PATRICIA E. DZURIS TOWN CLERK

Meeting Location: 50 Billerica Rd., Room 205, Chelmsford, Ma 01824

Members Present: David McLachlan-Chairman, Jack Souza, Chris Garrahan, Chris Tymula, April Mendez, Marc Gibbs, William Vines

Members Absent:

Others Present: Katharine Messer-Conservation Agent

Meeting was called to order at 7:00PM by Chairman McLachlan.

All documents referenced in these minutes are available for review at the Community Development Office, 50 Billerica Rd., Chelmsford Town Offices Building. This meeting was audio recorded and hand recorded via the Recording Secretary.

Open Session / Citizen Concerns

No one came forward at this time.

Regulatory

Notice of Intent- continued

84 Billerica Road, parking lot expansion

Katie Enright, of Howard, Stein, Hudson, advised that the plans were updated to reflect the Commission's request to delete the area of rip rap which was proposed for a corner of the parking lot. The Town engineer has reviewed the plans and submitted a clean letter of approval.

The Commission had no further questions; Ms. Mendez and Mr. Tymula advised they will abstain from vote, as they were not present for the original hearing.

No comments were received from the audience.

Motion: by Mr. Garrahan to issue a Standard Order of Conditions for 84 Billerica Rd. as presented with no Special Conditions. Seconded by Mr. Souza. Mrs. Mendez and Mr. Tymula abstained, all others in favor. **Motion carries.**

Notice of Intent-new

Maynard Circle, Sewer connection

Commissioners agreed to take this item out of order.

Legal notice read, Mr. Garrahan advised he is recusing himself.

Brian Milisci, of Whitman and Bingham spoke for the applicant, Lamplighter Condominium Homeowners Association, of which many members were present. The proposal is to install 1100 linear feet of gravity sewer line. The Chelmsford Water District is the property owner, and Robert Delaney was present on the District's behalf.

Mr. Milisci explained that sewerage is currently pumped to the Richardson Rd. pump station. The goal of this project is to install a sleeved 8" gravity sewer line from Lamplighter Green Condominiums to Maynard Circle. Existing conditions and resource areas were shown and described. Work is outside of the Zone 1 water area where there are water wells. There is an area where the grade will be raised 5 feet to cover the sewer line in the gravel access road. No paving is proposed. The Water District has been shown the plans. Once work is done, the pump station will be taken off-line, as it is in disrepair. There will be no changes in capacity. A dewatering plan will be submitted as they do expect to hit some water. A waiver is requested for the 25-foot buffer, as the closest point to the wetland is about 20 feet, and the area is previously disturbed. The new pipe will go through two wetland areas, and the waiver will apply to both sides. The construction sequence was described.

No comments were received from DEP, and there are no notes from the Town Engineer appear on file at this time. Mr. Tymula questioned areas where there is only 2 feet of cover, and suggested adding foam insulation to prevent freezing. DEP's Water Division will be asked for comments. Mr. Tymula also suggested using larger stone instead of rip rap for long term stabilization.

Ms. Messer noted National Heritage has listed a potential vernal pool in the smaller wetland which will need a 100-foot protection area. The vernal pool has not been certified yet.

An easement will contain the sewer line which will be the responsibility of the homeowners association. A maintenance program may be developed in the future. The easement process is still pending.

The Water District has listed their recommendations and standards, and these conditions have been met in the current plans.

Ms. Messer noted there is flood zone in the area of proposed raised grade. Mr. Milisci explained the elevation will remain the same.

There were no comments received from the audience.

Motion: by Mr. Vines to approve waiving the 25-foot No Disturb Buffer Requirement for Maynard Circle, as presented in the submitted plan, as the project merits a waiver due to Public Need. Seconded by Mr. Souza. **Motion carries, unanimous.**

Motion: by Mr. Vines to issue a Standard Order of Conditions for Maynard Circle, as presented, with and subject to Special Conditions that a dewatering plan is to be submitted prior to the start of work, larger stone than rip-rap will be used in the 1-1 area, the Homeowners Association will comply with a Maintenance and Operations Plan which is to be submitted, and an Annual Report is to be submitted to the Commission. Seconded by Mr. Gibbs. **Motion carries, unanimous.**

Request for Determination of Applicability-new

27 Katrina Road, Drainage and utilities

Legal notice read. AJ McCarthy, LLC, is the applicant.

Jack McCulkin, Engineer for JL Associates, was present with Steve Eriksen of Norse Environmental Services, Inc. and the applicant.

This is a three acre site which abuts the Freeman Rail Trail, and there are three commercial buildings abutting on the other sides of the property. Currently, this is a paved vacant lot, all impervious, with a large concrete slab where a building used to be. Off-site wetlands and resource areas were identified.

Proposed development is to build a 2 story building, offices and 5 bays for bus repairs, 65 parking spaces for busses, and no change in asphalt cover. Swales will be built along 3 sides of the property to catch runoff. A dumpster and light pole is proposed near one buffer area; additional separators will be installed in the riverfront area.

This is a Brownfield remediation site. The applicant is the owner of NRT School Bus Company. The bus company is responsible for the monitoring wells that are scattered throughout the site. The latest samples from the wells showed lower concentrations than previously reported. Busses are inspected four times per year, so they are maintained very well. There will be floor drains in the garage, and swales and oil/grease traps will contain any leaks. The garage will have gas separator tanks as well, which will be located in the bays.

The Commission agreed the snow storage area is adequate. No issues were noted in the Agent's report.

No comments were received from the audience.

The Planning Board is hearing the application next week.

Motion: by Mr. Souza to approve the Request for Determination for 27 Katrina Rd. with a Negative 3 Determination, subject to the submission of a satisfactory letter from the Town Engineer. Seconded by Mrs. Mendez. **Motion carries, unanimous.**

Discussion

Lime Quarry Design Presentation

Mary Betenaise, Brenda Morris, and Alison Tannenbaum, landscape designer, were present from the Country Lane Garden Club. Mr. McLachlan had asked them if they would be interested in improving the entrance to the Lime Quarry Reservation, and they agreed to do a design. The area has many exposed maple tree roots; there is no water available on the site. Existing roses are struggling.

The Club created a design that includes having eleven boulders installed, and a planting plan was shown and described. Plants were chosen because they do not need much water or maintenance. Any weeding must be done by hand because of the tree roots.

A cost estimate was provided for 30 plants, mulch and compost, and is about \$1,000.00. Funding would come from the Commission's general fund.

Work is hand planting and pulling, which could be done by a landscaping company. A Bobcat would be required to move the boulders. The Gardening Club was willing to orchestrate the work.

COSS will be asked if they would be able to do watering, as the first season will need a lot of watering. This may require using a water tank truck, similar to the one used to maintain Proctor Pasture.

The Commission supported the design.

Motion: by Mr. Garrahan to authorize up to \$1200.00 for the plants and materials for landscaping project at the Lime Quarry Reservation, as presented. Seconded by Mrs. Mendez. **Motion carries, unanimous.**

Mr. McLachlan will reach out to COSS, and the garden club will reach out to potential Eagle Scout candidates.

Town Meeting parcels (usage)

There are two parcels to be transferred to the Commission's control. One is by Oak Hill Reservation and the other is a 6-acre wetland off of Technology Dr. Mr. Stanway was advised that people fish and hike on the parcel off of Technology Dr.

Parkerville Road dumping

This complaint was resolved during the Earth Day Clean Up event.

Extension Permit Regulations

Mr. Garrahan requested review of this concept. He suggested that permits not be extended beyond 6 years from the original approval date of an Order of Conditions. Most states only grant one 3-year extension.

EPA training on Reservations

Deep Brook Reservation was chosen by the EPA as a site to do a training session for their employees on water and wildlife sampling. Each year a different location is chosen all around the state. The EPA

