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Chelmsford Conservation Commission
Town of Chelmsford
50 Billerica Rd. Chelmsford, Ma 01824
Meeting Minutes
June 19, 2018
Approved August 7, 2018

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

Members Present: David McLachlan-Chairman, Jack Souza, Chris Garrahan, Marc Gibbs, William Vines, Chris Tymula, April Mendez (7:10PM)

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

16 Longview Drive, sewer and water main connection

A letter from the Town Engineer was read into the record. Concern was raised as the detention basin in the right-of-way is not acceptable, does not clearly address drainage and does not take into consideration any future development on this road. Several Commissioners were concerned with who would be responsible for future maintenance of the detention basins, citing problems faced on Daisy Lane.

Kasey Ferreira of Howard, Stein, Hudson noted a second detention basin has been added to the plan. The Commission agreed with the Town Engineer's concerns and requested the design be updated to address these issues.

Audience comments:

Joe Ready, 9 Turnpike Rd., stated he is the broker for a home that is for sale on this street. He has contacted Town Counsel regarding this matter, as the proposed development hasn't happened in 30 years, and his client and the other homeowner on this street should not be negatively impacted by denying this project. Ms. Messer was asked to obtain a letter from Town Counsel.

Motion: by Mr. Vines to continue the hearing for 16 Longview Dr. to July 17, 2018. Seconded by Mr. Gibbs. **Motion carries, unanimous.**

Notice of Intent- new

189 Proctor Rd., Single Family Home Construction

Legal notice read. The applicants reside at 187 Proctor Rd.; the parcel at 189 is currently vacant. Matt Hammer of Landplex Engineering requested a conditional approval while he addresses DEP comments, and he will submit revised plans.

No comments were received from the audience.

Motion: by Mr. Garrahan to issue a Standard Order of Conditions for 189 Proctor Rd. subject to submission of a revised plan addressing DEP comments with a Special Condition that boulders be added to delineate the wetland line. Seconded by Mr. Vines. **Motion carries, unanimous.**

Notice of Intent- new

100 Wotton St., proposed Solar Farm

Legal notice read. Richard Debenedictus spoke for the applicant, and he is awaiting clarification from DEP regarding Compensatory Flood Storage requirements. The proposal is to be placed on 12.5 acres in the flood plain, and the pilings and steel posts that hold the solar panels will go 5-10 feet into the ground. There will be 20 feet between rows of panels, with 3-foot wicks to take care of any flood water. The 50-foot setbacks are being met with this design. Storm water runoff will continue to go into the ground as before. The project consists of 3186 solar panels, 340 pilings, and underground conduits.

No comments were received from the audience.

Motion: by Mr. Gibbs to issue a Standard Order of Conditions for 100 Wotton St., subject to final DEP approval. Seconded by Mr. Souza. **Motion carries, unanimous.**

Discussion

23 State Street, trees

No update was available at this time.

77 Bridge St.

The property owner is requesting permission to remove two dead trees on conservation property at their own expense.

The Commission granted permission to do this work.

Continual Business

Land management update

Residents near the recently acquired Technology Drive parcel are requesting permission to continue boating on the pond in this parcel.

The Commission agreed to permit this activity.

Lime Quarry Reservation

Previously proposed work on the “island” at the front of this reservation will be postponed until this Fall. The site will be cleared of trees and stumps, and discussions are continuing on how to water the new plantings, as there is no nearby water source.

Cranberry Bog Reservation

COSS is continuing working to clear tree damage as they can.

Agent’s Report

Documents were signed as needed.

Annual election of Officers will be done at the next meeting.

Ms. Messer was contacted by Katie Enright regarding a partial Certificate of Compliance issued for work done at Daisy Lane. The Homeowners Association has not submitted any Annual Reports, which were required as a Special Condition in 2014. Two homes have been built to date. Ms. Messer is searching for As-built plans for further discussion at the next meeting.

Approve Minutes

There were no minutes to approve at this time.

Open Session

Per the request of an audience member, Open Session was re-opened. Fred Hogan provided photos which show water leaching from beneath a pipe on Daisy Lane. Mr. McLachlan advised that the current homeowners on Daisy Lane may need to be notified of their responsibilities under the Order of Conditions for this development. Mr. Hogan believes that a Homeowners Association was never formed, even though one was proposed.

Adjourn

Motion: by Mr. Tymula to adjourn the meeting at 8:08PM. Seconded by Mrs. Mendez. **Motion carries, unanimous.**

Date of Next Meetings: July 17th

August 7th

Respectfully Submitted,

Vivian W. Merrill
Recording Secretary

Supporting Documents:

-Applications and supporting documents for Notices of Intent as listed above.