

Chelmsford Conservation Commission
Town of Chelmsford
50 Billerica Rd. Chelmsford, Ma 01824
Meeting Minutes
July 21, 2020
Approved October 20, 2020

Meeting Location: Virtual Meeting

Members Present: David McLachlan (7:12PM), William Vines, Marc Gibbs, Chris Garrahan, Karl Bischoff, Chris Tymula, John Swenson

Members Absent:

Others Present: Katharine Guertin-Conservation Agent,

Meeting was called to order at 7:00PM by Mr. Garrahan.

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 video recorded via the Zoom Platform and Chelmsford Telemedia.

Pursuant to Governor Baker’s March 12, 2020, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor’s March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, the Town of Chelmsford Conservation Commission will conduct a remote public hearing on Tuesday, July 21, 2020, at 7:00 P.M. to consider the following applications:

AGENDA

Open Session / Citizen Concerns

No one came forward at this time.

Regulatory Hearings Notice of Intent-new

Dunshire Drive, culvert replacement

Legal Notice was read. Devin Batchelder of Weston & Sampson and Christina Papadopoulos, Town Engineer, spoke on behalf of the applicant, Town of Chelmsford DPW. The project is to replace two culverts under Dunshire Dr.

Ms. Batchelder explained that this area has had flooding issues for some time. In addition to replacing the two culverts, work will include building three bio-retention swales, stream bank restoration, and

replacement of stone and landscaping. The new culverts will be box culverts. Erosion control and dewatering measures were described. Four wetland resource areas will be impacted: 95 linear feet of bank, 1524SF of land under water, 4200 SF Bordering Vegetated Wetland and Riverbank area.

Christina Papadopoulos, Town Engineer, added that this area is in a large flood plain. The existing metal culverts are deteriorating, and the road has small sinkholes forming. An MVP grant was awarded for design and permit processes for these two culverts.

A Phase 2 MVP grant is being applied for, and if awarded, work will start immediately. The DPW will be able to do some of the work. A contractor would be hired for most of the work. Some work will be in the stream, other work will be near the stream. The bio-retention swales will be next to the culverts. The DPW will do future maintenance of the swales.

Mr. Vines agreed that this has been needed for a long time.

Mrs. Guertin advised that a 25 foot waiver will be needed, and a DEP file numbered has been rcvd.

There were no Public comments received at this time.

Motion: by Mr. McLachlan to approve waiving the 25-foot No- Disturb buffer Requirement for Dunshire Drive Culvert Replacement. Seconded by Mr. Vines.

Roll Call vote:

Mr. McLachlan: Aye

Mr. Gibbs: Aye

Mr. Vines: Aye

Mr. Tymula: Aye

Mr. Swenson: Aye

Mr. Bischoff: Aye

Mr. Garrahan: Aye

Motion carries, unanimous.

Motion: by Mr. Vines to issue a Standard Order of Conditions, with no Special Conditions, for Dunshire Drive Culvert Replacement. Seconded by Mr. McLachlan.

Roll Call vote:

Mr. McLachlan: Aye

Mr. Gibbs: Aye

Mr. Vines: Aye

Mr. Tymula: Aye

Mr. Swenson: Aye

Mr. Bischoff: Aye

Mr. Garrahan: Aye

Motion carries, unanimous.

Notice of Intent-new

44 Central Square, construct a 32 unit condominium

Legal notice read.

Katie Enright, Howard, Stein, Hudson spoke for the applicant, Stonegate Construction Corp., Americal, and Oddfellows Project, LLC.

This will be a redevelopment project of the Oddfellows-Fiske Buildings, to be a 32 unit condominium development.

This project was initially discussed in a multi-board meeting in the previous fall. Hearings are still ongoing with the Planning Board and the Historic Commission. Plans are still being revised, based on feedback from this Commission, the Planning Board and Historic Commission.

The Project is within the 200-foot riverfront of Beaver Brook, BVW, flood plain and floodway. An existing conditions plan was shown. Currently, the buildings and parking lot area is all developed and impervious already. There is an existing drainage system which drains through a storm separator to the edge of the wetlands and the brook at the rear of the site.

The proposal is to remove and replace all pavement, and an additional structure will be built toward the back of the lot. Pavement areas will be relocated, and part of the Fiske House will be removed, and new parking areas described. Layouts and locations of the new and amended structures were shown on a plan.

About 1200 SF of impervious area is being eliminated. Existing catch basins will be replaced, reconfigured and upgraded.

Pavement will be further away from the wetland. A grass swale adjacent to the wetland will be installed. There will be a couple of bridges over the swale.

74 Flood Vents will be installed in the enclosed area of the garage. Four stories of condos will be above the garage. Landscaping and additional parking was described.

DPW comments and other comments have been received, and there will be further revisions. DEP has assigned a file number, although no comments have been received yet.

Two developers are working on this project, one for the restaurant and another for the apartment. A NPDES permit and storm water pollution prevention plan will be developed.

Mr. McLachlan noted the Oddfellows building has had significant water problems in the basement. Mrs. Enright will discuss basement flooding with her client.

There is multiple ownership of the stream, and the neighbors will need to provide input on how to best protect the stream during this renovation.

As part of the Center Village Brook Walk, parts of the area will be a public walkway. Snow storage areas will be adjusted.

The building is within the 50-foot buffer. Mrs. Enright explained parking currently goes close to brook and wetland, and building runoff is cleaner. Grass swales will also help clean the runoff, thereby protecting the resource area.

There is a potential to schedule a combined site walk with the Planning Board. Some vegetation will be addressed around the walk area, more coordination may be needed for a comprehensive plan to maintain the stream area.

An Operation and Maintenance plan will be developed. Storm septic units will be sized for the quantity of water.

The Town Engineer will provide additional comments to what has already been received.

The existing water table is very high, no infiltration is available. Cut and fill volumes show a net increase in flood volume.

There will be no demolition on the Oddfellows building, just renovation.

Dewatering information will be in the pollution prevention plan to be discussed in next meeting. Commissioners requested that the new building corners be pinned for the site walk.

Public comments:

Mike Rigney, 19 Billerica Rd., requested a copy of the presentation from Mrs. Enright, which she will provide. A tree line is shown around abutting properties, some trees will remain, and landscaping will be upgraded after more Planning Board discussion. Mr. Rigney prefers to maintain the tree shielding. Flood waters will flow through the garage. Runoff discharge questions were clarified for him. There is a lot of water and wildlife at certain times of year in this area. Mrs. Enright agreed that a site walk may clarify some of the concerns.

No oil changing will be allowed in the garage. Mr. Rigney requested the stream be cleaned out of tires and debris. Mrs. Enright advised that trash can be removed as part of this project.

No one else came forward at this time.

Motion: by Mr. McLachlan to schedule a site walk for 44 Central Square for July 27, 2020 at 6:00PM. Seconded by Mr. Bischoff.

Roll Call vote:

Mr. McLachlan: Aye

Mr. Gibbs: Aye

Mr. Vines: Aye
Mr. Tymula: Aye
Mr. Swenson: Aye
Mr. Bischoff: Aye
Mr. Garrahan: Aye
Motion carries, unanimous.

Motion: by Mr. Vines to continue the Hearing for 44 Central Square to August 4, 2020.

Seconded by Mr. Tymula.

Roll Call vote:

Mr. McLachlan: Aye

Mr. Gibbs: Aye

Mr. Vines: Aye

Mr. Tymula: Aye

Mr. Swenson: Aye

Mr. Bischoff: Aye

Mr. Garrahan: Aye

Motion carries, unanimous.

Discussion

Cushing Place

Mrs. Guertin announced that there will be a site walk to discuss cleaning up the invasive plants near the stream, as water levels were too high last fall.

8th Avenue dumping/violation

Mrs. Guertin went to the area, and did not see any construction debris. There is a 15-20 foot hill off a dead end street where she did see a pile of loam. The person who reported the complaint can provide her photos or meet her out there.

Continual Business

Land Management

Mr. McLachlan reported that Mr. Bischoff, himself, Mike Donahue and Gary Moore from NEMBA met and have agreed on three extraction points in Russell Mill Reservation to help the Fire Department to access the trails. There have been 3 accidents in the past year.

The Commission may need to purchase about 30 markers and signs. One extraction point will need to be coordinated with Billerica.

Town Meeting approved funding of \$25,000,00 for the dam work at the Cranberry Bog.

The Warren-Pohl property has been recommended for purchase by the Community Preservation Committee. There will be a Special Town Meeting scheduled for August to approve the purchase using CPA funding.

The Town has agreed to transfer its Right of First Refusal for the Misty Meadows parcel to the Chelmsford Water District. Developments will continue to be monitored.

The Conservation Commission's Open Space Property Inventory will need to be updated to include the Lowell Sportsmens Club and Charlie Parlee's horse farm.

After purchase, management of the Warren-Pohl property will be transferred to the Commission. There may be a sub-committee formed to figure out what how this will be managed, and what activities to allow on it.

Consideration may need to be discussed on whether COSS can reasonably maintain 1100 acres of open space land in Chelmsford. The group may need additional resources.

Agent's Report

Mr. McLachlan noted that the Commission's web page will need to be updated to include removing the Crooked Spring report from it.

Approve Minutes

There were no minutes to be approved at this time.

Adjourn

Next Meetings August 4th August 18th

Motion: by Mr. McLachlan to adjourn the meeting at 8:32PM. Seconded by Mr. Vines.

Roll Call vote:

Mr. McLachlan: Aye

Mr. Gibbs: Aye

Mr. Vines: Aye

Mr. Tymula: Aye

Mr. Swenson: Aye

Mr. Bischoff: Aye

Mr. Garrahan: Aye

Motion carries, unanimous.

Respectfully submitted,

Vivian W. Merrill

Recording Secretary

Supporting documents:

-Applications for Regulatory Hearings

-Site Plans for Discussion Items