

Chelmsford Conservation Commission  
Town of Chelmsford  
50 Billerica Rd. Chelmsford, Ma 01824  
Meeting Minutes  
August 4, 2020  
Approved October 20, 2020

Meeting Location: Virtual Meeting

**Members Present:** David McLachlan-Chairman, William Vines, Marc Gibbs (left at 7:05PM and returned at 7:20PM), 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 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 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, August 4, 2020, at 7:00 P.M. to consider the following applications:

**Open Session / Citizen Concerns**

No one came forward at this time.

**Regulatory Hearings**

**Notice of Intent-new**

**10 Pecos Circle, construction of addition**

Legal Notice read. Steve Erikson spoke on behalf of the applicant, William Zinone. The proposal is to build a small garage addition to the house and configure some driveway expansion. The project will disturb some previously disturbed area in the Riverfront buffer zone. Work will include removing a dog kennel, and landscaping and plantings will be done.

Part of the work will create some compensatory flood storage, and will be flat lawn. Material storage will added to the plan, and will be off the existing driveway.

No comments were received from the audience.

**Motion:** by Mr. Vines to issue a Standard Order of Conditions for 10 Pecos Circle, with no Special Conditions. Seconded by Mr. Garrahan.

Roll Call vote:

Mr. Vines: Aye

Mr. Tymula: Aye

Mr. Swenson: Aye

Mr. Bischoff: Aye

Mr. Garrahan: Aye

Mr. McLachlan: Aye

**Motion carries, unanimous.**

### **Notice of Intent- continued**

#### **236-240 Groton Road, residential subdivision**

Katie Enright, Howard, Stein, Hudson, has requested a continuance to August 18, 2020, as she is still revising the plans.

**Motion:** by Mr. Garrahan to continue the Hearing for 236-240 Groton Rd. to August 18, 2020. Seconded by Mr. Tymula. There was no Roll Call for this Vote. **Motion carries, unanimous.**

### **Notice of Intent-continued (Request to Continue)**

#### **44 Central Square, construct a 32 unit condominium**

Katie Enright, Howard, Stein, Hudson, has requested a continuance while they work through Planning Board comments. EPA is questioning the use of the proposed flood gates. DEP has submitted a letter listing multiple concerns, including the destruction of wildlife habitat, and that the building is too close to the stream.

**Motion:** by Mr. Bischoff to continue the Hearing for 44 Central Square to August 18, 2020. Seconded by Mr. Tymula.

Roll Call vote:

Mr. Gibbs: Aye

Mr. Vines: Aye

Mr. Tymula: Aye

Mr. Swenson: Aye

Mr. Bischoff: Aye

Mr. Garrahan: Aye

Mr. McLachlan: Aye

**Motion carries, unanimous.**

### **Discussion**

#### **Stony Brook water levels**

A letter was received from a resident on Middlesex St. regarding water levels at the Stony Brook Stream. Mr. Garrahan explained there is a canal that goes from Stony Brook to Freeman Lake. Resident refers to a dam on Wilson lane, which is a private dam. Mr. Garrahan described the various waterways.

In the letter, the resident talks about a diversion of water from Freeman Lake to Stony Brook Stream. He requests the Town adjust the water level on Freeman Lake so Stony Brook Stream doesn't dry out. Mrs. Guertin advised that she discussed this request with Todd Melanson of the Water District, and there are significant concerns that changing the water level in the lake will impact water levels in multiple sites. There are multiple locations that are privately owned. Currently, the water levels of the lake are adjusted twice per year, in Spring and Fall. There have been impacts to all water bodies because of the drought. The Town has no control over any of the private dams.

Mrs. Guertin advised there were similar issues discussed when water levels were adjusted at different times on Heart Pond. She would like to get more information from the Water District.

Mr. Garrahan recalled that about 25 years ago Jim McBride was trying to find out why the levels were very low then, and it was thought that water was being diverted somewhere, but no one has been able to find where the diversion is.

Mrs. Guertin, Mr. Vines and Mr. Garrahan will attend a site walk, and there will be more to be discussed at the next meeting.

### **Willis Drive property issues**

A resident is complaining about excessive boat storage and trash issues. Mr. Vines visited the site earlier this evening. He saw no trash, and only one canoe. Other boats are stored off to the side, but they have been there for years. Mr. Vines agreed to check on the site regularly in the future. Neighbors could be asked to monitor and pick up trash. Mr. McLachlan stated he would reach out to Wanda Dunn.

Discussion to be continued.

### **Continual Business**

#### **Land Management**

A fire gate for the Noble Dr. entrance to Russell Mill Reservation has been ordered. Barry Moore from NEMBA is developing a cost estimate for signage to identify extraction points. Deputy Fire Chief Mike Donahue was consulted about access points for emergency access and egress.

Asst. Town Engineer Steve Jahnle is in the process of hiring a contractor to cut the trees at the Cranberry Bog dam. He may need a wetland scientist at the site during work.

COSS is replacing a bridge at Red Wing Farm. Mrs. Guertin was asked to review the Commission's accounts to see if there is funding available. Mr. Bischoff expects costs to be about \$500.00.

Mr. McLachlan, Mr. Bischoff and Mr. Stanway will meet to discuss COSS work load once the Warren-Pohl property is added to the managed properties under the Commission. There is a concern that COSS may not be able to handle all the properties, as there will now be about 1100 acres of land.

Commissioners were reminded that there will be a Special Town Meeting to approve CPA funding to purchase the Warren-Pohl property. A second appraisal was received, which increased the purchase price to \$1.15 million, and there is an allowance for funding to create a Preservation Restriction.

**Agent's Report**

Signatures are needed for documents, Commissioners were asked to come in to provide the signatures so applicants can proceed with their work. The documents will be located outside the Community Development Office, and can be accessed any time.

The State primary election will be held on September 1, 2020. Therefore the Commission's usual meeting will be cancelled. There will only be one meeting in September.

**Approve Minutes**

There were no Minutes to approve at this time.

**Adjourn**

**Next Meeting: August 18th**

**Motion:** by Mr. Garrahan to adjourn the meeting at 7:32PM. Seconded by Mr. Vines.

Roll Call vote:

Mr. Gibbs: Aye

Mr. Vines: Aye

Mr. Tymula: Aye

Mr. Swenson: Aye

Mr. Bischoff: Aye

Mr. Garrahan: Aye

Mr. McLachlan: Aye

**Motion carries, unanimous.**

Respectfully submitted,

Vivian W. Merrill

Recording Secretary

Supporting documents:

-Applications for Regulatory Hearings

-Letters regarding Discussion Items