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Chelmsford Conservation Commission  
Town of Chelmsford  
50 Billerica Rd. Chelmsford, Ma 01824  
Meeting Minutes  
August 7, 2018  
Approved October 16, 2018

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

**Members Present:** David McLachlan-Chairman, Chris Garrahan, Marc Gibbs, William Vines, Chris Tymula

**Members Absent:** April Mendez, Jack Souza

**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-new**

**197 Billerica Road, mixed retail development**

Legal Notice read. Katie Enright, Howard Stein Hudson, explained that this is a project allowed under the BAOD Zoning bylaw. The lot is currently wooded and grassed. Bordering Vegetated Wetland exists across the street and there is an isolated wetland behind the property. The 100-foot buffer line crosses a back corner of the parking lot. Nothing else is in jurisdiction. One Infiltration system and catch basin will be near the buffer zone. The Planning Board is expected to make a decision by tomorrow, August 8, 2018. A memo from the Town Engineer is on file and noted no issues.

There will be 2 buildings on the site. One will be a restaurant and one will be mixed retail. Abutting properties include four single family homes on one side, and an industrial area on the other side and in back. A right-of-way easement is being extinguished and another will be established along the edge of the parcel.

Snow storage areas were shown, and excess snow will be removed from the site. Dumpster locations and construction material storage areas were shown. A construction sequence plan will be submitted. A NPDES plan will be completed. Erosion controls will be put in the back corner of the lot during construction. There were no comments from DEP, and no comments from the audience.

**Motion:** by Mr. Garrahan to issue a Standard Order of Conditions for 197 Billerica Rd, with a Special Condition that there be no storage of snow or materials in the 100-foot buffer. Seconded by Mr. Gibbs. **Motion carries, unanimous.**

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

#### **100 Wotton Street, proposed solar farm**

DEP has resolved the compensatory flood storage (CFS) issue, and revised plans were submitted. CFS will be in the front of the mill building which is currently over grown with vegetation. A different kind of piling will be used that uses less space, and the number of pilings was reduced to 300 from 340. There will be more flood storage than before, in part due to the new style pilings. The project will create an overall flood plain improvement on the site. An E-mail from DEP was read into the record.

The previous approval was made subject to DEP approval which has now been received, and revised plans have now been submitted.

### **Discussion**

#### **Daisy Lane**

A status report was provided by Ms. Messer. Both homeowners responded to Ms. Messer's letter and indicated they were not aware of the annual report requirement. Plans were filed under Grandview Rd. (the previous address). Since the initial contact, the owner at #10 Daisy Lane has sent a letter of quarterly maintenance that he does. The other homeowner is going to send a similar letter. Basically, both homeowners clean pipes and clear debris. Going forward, they will submit annual reports every February. Both homeowners granted permission for the Town Engineer and the Conservation Agent to see the properties any time they would like to.

The next issue is to find out whether the design is functioning. An As-built plan is on file. Mr. Tymula advised that he is willing to consult with Town Engineer Christine Papadopoulos and Ms. Messer to complete a plan review.

Discussion is continued to Aug 21, 2018.

#### **Redwing Farm Event**

Lockheed Martin on Maple Rd. is requesting to host their annual catered BBQ at Red Wing Reservation this year. The event will be held on September 13, 2018, and will include a permitted 40'x80' tent. Expected attendance is 250 people, most of which will park at the Lockheed site, across the street.

**Motion:** by Mr. Garrahan to issue an Event Permit for Lockheed Martin to be exercised on the premises at Red Wing Farm Reservation, on September 13, 2018. Seconded by Mr. Tymula.  
**Motion carries, unanimous.**

### **36 Turnpike Road**

Mr. Ho is meeting with Ms. Messer next week. Three trees will be replaced.

### **Scout trail project Thanksgiving Forest (update)**

This project was previously approved by the Commission. A report was received that someone has vandalized the trail by putting brush and debris over it. It has been noted that a house on Kristen Drive is encroaching the reservation by putting debris in it, and has installed an illegal pipe. Town Engineer Steve Jahnle will survey and see if there really is encroachment. The trail has been laid out, and reservation markers will be installed.

### **7 Progress Ave.**

A new self-storage building has been constructed. Ms. Messer completed a site visit. She noted an old chain link fence was supposed to remain during construction, and a concrete pad was installed in the 25 foot buffer zone. The area is being cleaned out now and the concrete is being removed, as is all other debris. Ms. Messer will do another site visit to make sure all work is done. The property had a change of ownership, and the new owners admitted they didn't read the order.

### **Altid-Progress Ave.**

A building was removed, and more storage area was created. The work is encroaching on wetland. Sunny Acres Nursing home abuts this property, and they are also completing an expansion project. They also have a large dirt pile. An access road has been built. The Order of Conditions did not require a construction sequence plan, and there is runoff going into the wetland.

### **Continual Business**

#### **Land Management update**

#### **Lime Quarry entrance design**

The Garden Club has not been able to complete their design, and they do not have access to grant funding that they anticipated. The Club cannot commit to maintaining the plantings, and there is no nearby water supply. No more work will be done on this project until further notice.

### **Agent's Report**

The Commission agreed to use last year's group photo for this year's annual report.

Mr. Vines noted that the self-storage facility on Parkhurst Rd. is missing a chain link fence which was required, and landscaping is being done. Ms. Messer agreed to follow up on this project.

### **Approve Minutes**

**June 19, 2018**

**Motion:** by Mr. Vines to approve the meeting minutes of June 19, 2018 as presented. Seconded by Mr. Garrahan. **Motion carries, unanimous.**

**Adjourn**

**Motion:** by Mr. Gibbs to adjourn the meeting at 7:50PM. **Motion carries, unanimous.**

**Date of Next Meetings: August 21st**

**September 4**

Respectfully Submitted,

Vivian W. Merrill  
Recording Secretary

Supporting Documents:

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