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TOWN OF CHELMSFORD
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TOWN CLERK

Chelmsford Conservation Commission
Town of Chelmsford
50 Billerica Rd. Chelmsford, Ma 01824
Meeting Minutes
October 6, 2020
Approved October 20, 2020

Meeting held via Zoom.

Members Present: David McLachlan-Chairman, William Vines, Marc Gibbs, Chris Garrahan, Karl Bischoff, John Swenson

Members Absent: Chris Tymula

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 audio and hand recorded via the Recording Secretary.

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 October 6, 2020, at 7:00 P.M. to consider the following applications:

Open Session / Citizen Concerns

Mr. McLachlan has asked Jeanne Parziale and Select Board member Virginia Timmins for technical assistance so the recording secretary can get caught up on Minutes. She has had multiple computer issues since July.

Regulatory Hearings

Notice of Intent-continuance request

44 Central Square, construct a 32-unit condominium

A third continuance is being requested. The engineer is still working on revised plans.

Motion: by Mr. Vines to continue the Hearing for 44 Central Square to October 20, 2020.

Seconded by Mr. Bischoff.

Roll Call vote:

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

Emergency Certificate-new (ratify)

Dunshire Drive culvert repair

Mrs. Guertin reported that Town Engineer Christina Papadopoulos advised that this culvert is causing a sinkhole, a grant was not received to do the previously authorized work, and therefore, the Emergency Certificate is now needed.

Motion: by Mr. Garrahan to approve and ratify an Emergency Certificate for Culvert Repair completed on Dunshire Drive., as presented. Seconded by Mr. Gibbs.

Roll Call vote:

Mr. Gibbs: Aye
Mr. Vines: Aye
Mr. Swenson: Aye
Mr. Bischoff: Aye
Mr. Garrahan: Aye
Mr. McLachlan: Aye

Motion carries, unanimous.

Certificate of Compliance-new

235 Littleton Rd.

This request will be continued to the next meeting, as the applicant is coming in for a Notice of Intent for the same address.

Motion: by Mr. Garrahan to continue the Request for Certificate of Compliance for 235 Littleton Rd to October 20, 2020. Seconded by Mr. Bischoff.

Roll Call vote:

Mr. Gibbs: Aye
Mr. Vines: Aye
Mr. Swenson: Aye
Mr. Bischoff: Aye
Mr. Garrahan: Aye
Mr. McLachlan: Aye

Motion carries, unanimous.

Discussion

Eagle Scout fence project-Russell Mill

A prior request was approved to create a native garden, part of which includes a fence between this property and abutter Mr. Harvey's property. The purpose of the fence is to avoid people entering the private property.

This will be an Eagle Scout project. COSS will assist if needed.

Continual Business

Land Management

Cranberry Bog

The trees on the dam are all cut down; stumps are 4-6inches high. The Fire Department Chief was asked to review whether they can access the reservation with their gator. Annual maintenance will be undertaken by COSS and DPW (hole filling). Mr. Bischoff reported that the roadway was dug up by heavy equipment, and he will rake it out later.

Warren Pohl

The Closing on this property has been delayed to this Thursday or Friday.

The sub-committee report was withdrawn, and the Town Manager will be asked how to proceed. There was discussion on whether this will be a conservation area, or an agricultural farming area. Mr. McLachlan believes the property will be used for passive recreation, and that the Conservation Commission will manage it. There will be some work to do.

COSS and sub-committee members were not pleased with how the report was received by abutters and other interested parties.

There are three buildings on the property. The buildings could be of use to COSS for equipment storage. Mr. McLachlan proposed to ask COSS about letting them use the buildings, and in turn, this property would be added to their MOU to have general maintenance done.

The widest access to this property is at Acton Rd. and Bartlett St.

There is a separate parcel being acquired on Parker Rd. that may provide parking access for Wright Reservation and the Warren-Pohl property. The acquisition is being heard at Fall Town Meeting. The proposed parking area would be a gravel lot, which may require a waiver of the 25-foot buffer.

Warren-Pohl may have two trails, one woodland, and one along the stream, as they exist currently. More trails may be created. This could be a good place for cross country skiing in the winter in the hay field area. Maintenance will need to be considered for who would mow it. Otherwise it would become forested over time. Abutters want to see the property kept the way it is, with not a lot of activity or smells. The whole site is surrounded by residential lots, except for a small part that abuts Wright Reservation.

The Commission will need a budget and plan for the parking lot, granite sign, kiosk, trail signs, and five limited accesses that will need signage. An estimated budget could be between \$25-30,000.00, based on what was needed for Oak Hill Reservation. This could be a future town meeting request.

Mr. Bischoff reported that abutters on Boston, Hall, Bartlett, and Parker Roads do access the property from their back yards. There have been issues with people crossing private property to access the parcel. Apparently one resident on Parker was allowed to build a driveway on the Warren Pohl property, and that resident is concerned about public access. There are already a lot of invasive plants and rocks in the hayed area. Clearing work would need to be done to have useable hay. This may require a contract with a local farmer.

There has been discussion about having the Chelmsford Land Trust hold the Conservation Restriction for this property. It has not been determined who will spearhead this negotiation. Town Counsel could be asked to draft a working document after the sale is finalized.

Mr. Bischoff, Mr. Gibbs and Mr. McLachlan agreed to work on this parcel's plans. There could be request for input from the abutters. Another site visit will be done. Mrs. Guertin advised that these meetings may have to be public meetings.

There may be a couple of stream crossings needed if parking is going to be on Acton Rd.

On an unrelated note, the Town of Carlisle is working on cutting brush around their part of the Cranberry Bog, as it is overgrown.

Crooked Spring

Mr. Bischoff requested permission to replace an existing wooden bridge at Crooked Spring. A new bridge would be made using pipe, and a hole would be filled in with gravel. Mrs. Guertin advised that a Request for Determination of Applicability filing would be required. The old bridge would be reused somewhere else.

The Sewer department has reviewed and approved the plan.

Costs will be minima and borne by COSS..

Agent's Report

Commissioners were asked to come to the Community Development Office to sign paperwork in relation to the Emergency Certificate which was approved earlier in the meeting.

Mr. Bischoff suggested that if the small parcel near Wright Reservation is acquired by Town Meeting it be made part of this Wright reservation, and the Lot number will be added to the reservation's inventory.

Approve Minutes

There were no minutes to approve this evening.

Adjourn

Motion: by Mr. Gibbs to adjourn the meeting at 7:42PM. Seconded by Mr. Vines.

Roll Call vote:

Mr. Gibbs: Aye

Mr. Vines: Aye

Mr. Swenson: Aye

Mr. Bischoff: Aye

Mr. Garrahan: Aye

Mr. McLachlan: Aye

Motion carries, unanimous

Next Meetings October 20th

November 10

Respectfully submitted,
Vivian W. Merrill

Supporting documents:
-Application for Emergency Certificate