

Chelmsford Conservation Commission  
 Town of Chelmsford  
 50 Billerica Rd. Chelmsford, Ma 01824  
 Meeting Minutes  
 January 19, 2021  
 Approved February 2, 2021

Meeting held via Zoom.

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

**Members Absent:** John Swenson

**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, and televised via 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, January 19, 2021, at 7:00 P.M. to consider the following applications:

**Open Session / Citizen Concerns**

No one came forward at this time.

**Regulatory Hearings**

**Abbreviated Notice of Resource Area Delineation-new  
10 Hildreth Street, wetland line and buffer determination**

Maps were broken out by type of resource area as requested by the Commission. A site walk was done last week. There were no additional comments by the Commissioners.

Audience Comments:

Linda and Jeff Carney 17 Hildreth St. asked what changes were made since the last meeting. Mr. McLachlan explained there were no changes made to the delineation by the applicant. Additional maps were provided to the Commission to make the information presented easier to read.

The applicant confirmed that the site walk was done, and the DEP data forms were submitted. Plans were split as requested. The floodplain is now easier to identify.

This Order of Resource Area Delineation is valid for 3 years.

Another comment:

Bob Gauthier, 22 Hildreth St. asked how far away from the buffer lines must any building be. Mr. McLachlan advised that would depend on what type of development is proposed. Generally, a building must be at least 50 feet away from the wetland. Riverfront has 100 or 200 foot buffers, depending on what is being proposed. Any Floodplain construction will require alternate space for flood storage. Mr. Gauthier asked how far from power lines do the buildings have to be. Mr. McLachlan explained the easement is dictated by the power company. A road could go under the power lines, but not a building. Mr. Gauthier also noted that the area of Hildreth St. from Plum St. to Billerica Rd. is not an accepted road in the Town of Chelmsford. Mr. McLachlan advised that would not impact the Commission, but it could impact the Planning Board.

Kevin (No last name), 11 Hildreth St. asked whether a traffic study would be done prior to any development. This road is basically a one lane road. Mr. McLachlan advised that the Planning Board would rule on this.

**Motion:** by Mr. Garrahan to approve the wetland resource area delineation as provided on a plan dated January 11, 2021, and to issue an Order of Resource Area Delineation for 10 Hildreth St., as presented. Seconded by Mr. Vines.

Roll Call vote:

Mr. Gibbs: Aye

Mr. Vines: Aye

Mr. Bischoff: Aye

Mr. Tymula: Aye

Mr. Garrahan: Aye

Mr. McLachlan: Aye

**Motion carries, unanimous**

### **Notice of Intent-new**

#### **1 University Lane, addition**

Hearing was delayed pending arrival of the applicant's representative, who was in another meeting.

### **Notice of Intent-new**

#### **248 Princeton Street, construction of townhouses**

Legal notice read.

The application is to raze the existing building, and construct 2 new townhouses. Additional structures are out of the Commission's jurisdiction.

Steve Erikson, Norse Environmental spoke for the applicant, Dennis Paige. The parcel is the site of the former Glenview Restaurant.

The wetland is across the street. All roof runoff will be infiltrated via a storm ceptor unit into a deep sump catch basin. Post development, there will be a 47% reduction in impervious surface. The street is 50 feet wide, and they have storm drains in the street. They will put silt sacks in the catch basins before construction. A letter from the Town Engineer was issued this afternoon, and was summarized by the Conservation Agent.

Mr. Erikson had no issues with the Town Engineer's report.

The existing structure is outside the buffer zone. Demolition will be done in a day. Permits will be obtained from the Public Health Department, and an asbestos inspection and assessment will be done. Debris will be put in dumpsters. Pavement will be removed, and material storage will be outside the buffer zone. Snow storage will be on side of landscaped area, outside the buffer zone.

Mr. Garrahan felt the proposal will be a significant improvement to the site.

There are no considerations for irrigation or a private well at this time, as the lot is only 32,000SF. Mr. McLachlan advised the Commission that future hearings would ask about water conservation measures for landscaping functions.

There were no comments from the audience at this time.

Special Conditions noted:

- Silt sacks to be installed in/around catch basins during construction
- Temporary fencing to keep in materials and litter and debris onsite during demolition
- All snow stockpiling to be done outside the buffer zone

**Motion:** by Mr. Garrahan to issue a Standard Order of Conditions for 248 Princeton St., with three Special Conditions that silt sacks are to be installed in/around catch basins during construction, to install temporary fencing to keep in materials and litter and debris onsite during demolition, and that all snow stockpiling is to be done outside the buffer zone. Seconded by Mr. Vines.

Roll Call vote:

Mr. Gibbs: Aye

Mr. Vines: Aye

Mr. Bischoff: Aye

Mr. Tymula: Aye

Mr. Garrahan: Aye

Mr. McLachlan: Aye

**Motion carries, unanimous**

**Notice of Intent-new**

**1 University Lane, addition**

Legal notice was read.

Brian Milisci, Whitman and Bingham, spoke for the applicant, Kathleen Ricciardi. The Certified mail green cards have been received and can be brought to the Conservation Agent. The proposal is to construct a garage and building addition to a single family dwelling. Multiple Resource areas were listed.

A waiver for the 50 foot buffer is not needed, as the area is .61 acres, and the building was built in 1962. The Board of Appeals granted a variance for side yard setback. Roof runoff will go onto ground. The addition will have a full foundation. Excess material will be taken offsite. Remaining area will stay as grass.

A swimming pool was previously approved, but has already been removed previously.

A waiver of the 25-foot buffer will be needed, as the closest point of work is 26 feet from the wetland.

Mr. Milisci will change the plan to show a small dewatering area. A sump pump and footing drains will be put in the basement. Mr. Gibbs suggested installing a perimeter drain and crushed stone in the basement.

The foundation will be pinned prior to construction.

No comments were received from the audience.

**Motion:** by Mr. Garrahan to waive the 25-foot No Disturb buffer requirement for 1 University Lane for temporary work during construction. Seconded by Mr. Tymula.

Roll Call vote:

Mr. Gibbs: Aye

Mr. Vines: Aye

Mr. Bischoff: Aye

Mr. Tymula: Aye

Mr. Garrahan: Aye

Mr. McLachlan: Aye

**Motion carries, unanimous.**

**Motion:** by Mr. Garrahan to issue a Standard Order of Conditions for 1 University Lane, with the Special Condition to pin the corner of the foundation prior to construction, and subject to the receipt of a DEP file number. Seconded by Mr. Tymula.

Roll Call vote:

Mr. Gibbs: Aye

Mr. Vines: Aye

Mr. Bischoff: Aye  
Mr. Tymula: Aye  
Mr. Garrahan: Aye  
Mr. McLachlan: Aye

**Motion carries, unanimous.**

### **Continual Business**

#### **Land Management**

##### **Cranberry Bog-new trails, status of dam**

Mr. McLachlan explained there is one main trail from the dam going to Carlisle. Over time, people have created two other trails along the water's edge. Previous attempts to stop use of these alternate trails have failed. There was concern about impact to wildlife in previous discussions; however, the trails have been used for over 20 years with no impacts to wildlife. Mr. McLachlan suggested making the two trails official trails. COSS would be asked to move them away from the water's edge, and to maintain these trails.

There were no comments received from the audience.

**Motion:** by Mr. Garrahan to authorize the addition of two new trails at the Cranberry Bog Reservation along the water's edge as denoted on the submitted map, and to add the trails to the official trail map of this reservation. Seconded by Mr. Gibbs.

Roll Call vote:

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

**Motion carries, unanimous.**

##### **Posting of Chelmsford Choice notice on reservations**

The Chelmsford Climate Action Team has asked to post a flyer on conservation land.

The Commission has previously allowed notices on kiosks at the reservations. Mr. McLachlan felt the message on the flyer is consistent with ideals of the Conservation Commission. Notices can only be put on the kiosks.

Tom Amiro was present on behalf of the CCAT, agreed to this condition. The flyers are laminated, and will be promoting a Town benefit as part of the Town's Energy Aggregation Contract. Mr. Amiro agreed trail users are a viable audience, and this program goes hand in hand with conservation goals.

Mr. Bischoff advised that he agrees with concept, however, the Commission must be careful about future requests.

Audience Comments:

Linda Carney, 17 Hildreth St., asked whether granting this request was setting a precedent. Mr. McLachlan agreed that a formal policy may be needed in the future, at this time the Commission will evaluate requests on a case basis. The notice should be removed after a certain period of time.

**Motion:** by Mr. Garrahan to allow the posting of a laminated 8.5” by 11” Chelmsford Choice notice called “Concerned about Climate Change?” In the Conservation Commission’s Reservation kiosks for 6 months effective February 1, 2021 to August 1, 2021. Seconded by Mr. Bischoff.

Roll Call vote:

Mr. Gibbs: Aye

Mr. Vines: Aye

Mr. Bischoff: Aye

Mr. Tymula: Aye

Mr. Garrahan: Aye

Mr. McLachlan: Aye

**Motion carries, unanimous.**

#### **Warren-Pohl – update**

Mr. Bischoff reported that Acton Rd. will not work for parking access as it is too wet. They are looking at Boston Rd. and Parker Rd., possibly expanding the parking area at Wright Reservation, and possibly having a walk-in area by Bartlett Rd. There is a funding request being filed to the Community Preservation Committee this week for some of this work.

There has been discussion regarding haying with Caroline and Henry Parlee, and Mark Duffy. This work would require rock removal, invasive removal, and a planting plan. A potential 5-year contract is being developed, which will include protections and disclaimers as appropriate.

Dale Williams of the Chelmsford Land Conservation Trust is still working on a Conservation Restriction document. He has a template. The current budget for this document is \$2,000.00.

Mr. McLachlan reported the estimated budget for a potential parking area on Boston Rd. being presented to the CPC is \$58,000.00. A list of this work and other needed items was provided to the Commission. The request to CPC will be \$37,000.00, and the remainder will be requested from the Wright Reservation Trust Fund, which has never been used. The proposed alternate locations will be difficult. Public hearings will be held. Having two parking lots will disperse traffic better.

There will be a formal report made to the Select Board in the next week.

Work could take up to two years to complete.

#### **Agent’s Report**

Commissioners were requested to come to Town Offices to sign required paperwork.

An Event Registration form will need to be added to the Commission's website, and into their regulations. Mr. McLachlan and Mrs. Guertin will write the revised regulation.

The applicant for a proposal on Second Ave. will be returning with an amended Notice of Intent.

Mr. Bischoff will be reimbursed expenses he incurred through the MACC.

**Approve Minutes**

**December 15, 2020**

**January 5, 2021**

**Motion:** by Mr. Gibbs to approve the Meeting Minutes of December 15, 2020 and January 5, 2021, as presented. Seconded by Mr. Vines.

Roll Call vote:

Mr. Gibbs: Aye

Mr. Vines: Aye

Mr. Bischoff: Aye

Mr. Tymula: Aye

Mr. Garrahan: Aye

Mr. McLachlan: Aye

**Motion carries, unanimous**

**Adjourn**

**Motion:** by Mr. Garrahan to adjourn the meeting at 8:22PM. Seconded by Mr. Bischoff.

Roll Call vote:

Mr. Gibbs: Aye

Mr. Vines: Aye

Mr. Bischoff: Aye

Mr. Tymula: Aye

Mr. Garrahan: Aye

Mr. McLachlan: Aye

**Motion carries, unanimous**

**Next Meetings:**

**February 2nd**

**February 16<sup>th</sup>**

Respectfully submitted,  
Vivian W. Merrill

Supporting documents:

-Applications for ANRAD and Notices of Intent

-Parcel map of Cranberry Bog Reservation

-Draft Minutes