

Chelmsford Conservation Commission
Town of Chelmsford
50 Billerica Rd. Chelmsford, Ma 01824
Meeting Minutes
July 6, 2021
Approved August 3, 2021

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

Members Absent:

Others Present: Katharine Guertin-Conservation Agent

Meeting was called to order at 7:00PM by Chairman 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 audio and hand recorded via the Recording Secretary, and televised via Chelmsford Telemedia.

Open Session / Citizen Concerns

No one came forward at this time.

Regulatory Hearings

Amended Notice of Intent-request to continue

45 Richardson Road, construct two story addition, retaining wall and patio

The applicant has requested a continuance to July 20, 2021 while they are still addressing DEP comments.

Motion: by Mr. McLachan to continue the Hearing for 45 Richardson Rd to July 20, 2021.
Seconded by Mr. Gibbs. **Motion carries, unanimous.**

Request for Determination of Applicability-new

6 McFarlin Road, construction of an addition

Legal notice read. Applicant Joseph Goodwin explained that he would like to construct a 16' x 30' family room with a garage underneath.

The home was built in 1954, and the lot is 12,000SF.

The structure will have a full foundation. Some of the excavated material will be used to flatten and grade rest of the lot; excess material will be removed from the site.

Mr. Gibbs requested straw waddles against the back fence, which is the 50-foot buffer line.

No comments were received from the audience.

Motion: by Mr. McLachan to approve the Request for Determination of Applicability for 6 McFarlin Rd with a Negative Three Determination, and Special Conditions that materials be stored outside of the 100 foot-buffer, and straw waddles be installed around the limits of work areas. Seconded by Mr. Vines. **Motion carries, unanimous.**

**Abbreviated Notice of Resource Area Delineation-new
255 Princeton Street, wetland boundary determination**

Legal notice read.

Mark Garner, consultant, spoke for Mark Baransky, the applicant.

The Commission was provided a Plan which showed the delineated Bordering Vegetated Wetland.

The Commission was asked to confirm the delineation. Mrs. Guertin has not seen the site.

Several buildings have been demolished. The site is stable. Subsoil is sandy.

Mr. Vines noted there was a possible vernal pool in the west pond area.

A Site Walk will be conducted; the Commission advised there may be more questions later.

Audience comments:

Elizabeth Mattson, 103 Wightman St., stated the wetlands have degraded over time, as there has been no upkeep. There used to be more wildlife, and they are not seen anymore. She hopes the developer restores the wetland.

Mr. Garner advised that 10% of the entire site is wetland; 90 percent is dry.

Mark Baransky, applicant, Newton Lower Falls, advised the Commission that he will make sure the gate is open in time for the site walk.

Motion: by Mr. McLachan to schedule a site walk for 255 Princeton St. for Wednesday, July 14, 2021, at 6:00PM. Seconded by Mr. Tymula. **Motion carries, unanimous.**

Motion: by Mr. McLachan to continue the Hearing for 255 Princeton St. to July 20, 2021. Seconded by Mr. Bischoff. **Motion carries, unanimous.**

**Notice of Intent-new
16 Rack Road, construction of an addition and deck**

Legal notice read.

Consultant Steve Dresser spoke for applicant Elaine Desmarais. The proposed addition will be 34 feet from Bordering Vegetated Wetland, and the proposed deck is 36 feet from wetland.

Mr. McLachlan asked if the edge of wetlands could be delineated with rocks or bushes. The applicant agreed this could be done.

The addition will have a full foundation. Roof drains are not proposed at this time. A rain garden could be considered, but is not planned at this time.

A DEP file number has not been issued yet.

Motion: by Mr. McLachan to continue the Hearing for 16 Rack Rd. to July 20, 2021. Seconded by Mr. Tymula. **Motion carries, unanimous.**

Notice of Intent-new

9 Longview Road, construction of an addition and deck

Legal ad read. Mark Aroulis is the applicant. DEP has not issued a file number yet; therefore, the applicant is requesting continuance.

Motion: by Mr. McLachan to continue the Hearing for 9 Longview Rd. to July 20, 2021. Seconded by Mr. Gibbs. **Motion carries, unanimous.**

Request for Certificate of Compliance-new

DEP#129-0422, 1 Hollow Ridge Road

The request is to release Lot 1 of this sub-division. The home was built in 1998. The site looks fine.

Motion: by Mr. McLachan to issue a partial Certificate of Compliance for Lot 1, 1 Hollow Ridge Rd., DEP # 129-0422, as presented. Seconded by Mr. Tymula. **Motion carries, unanimous.**

Discussion

21 State Street-tree

The property owner at 21 State St. has requested that a large tree on Conservation land which abuts Thanksgiving Forest be removed. Scott Ludwig hasn't visited site yet. If the tree is behind the wall, then it is on Conservation Land. Mrs. Guertin will confirm the location of the tree.

Continual Business

Willis Drive property

Ms. Farrell has advised that the Conservation markers have been removed. Mr. Vines reported that the dock is back in the water, and the property is spotless as of today. Some boats may still be on the property.

The Commission can give notice to remove private property, and could eventually remove the boats.

Mr. Vines will check on the markers and regulation signs that have been posted.

A neighbor is mowing the grass on occasion.

Land Management

Warren-Pohl – update

The Commission was disappointed in Town Meeting's rejection of the warrant article for funding work for the parking lot. Funding would have helped create the lot properly and improve site lines, and included handicapped parking spaces.

Other Reports

Mr. Bischoff reported that the pedestrian bridge at Crooked Spring Reservation is completed. Rip rap will be added on both ends of the bridge by COSS. Mr. McLachlan suggested sending a Thank you note to the Eagle Scout. Mrs. Guertin will include the letter with the reimbursement check.

A Thank you letter will be sent to the Eagle Scout that created the garden at Russell Mill, too.

There were no issues after a wedding which was held at Red Wing Farm two weeks ago. A tree cutting company had no issues with their project on an abutting property, where they needed to park their vehicles and equipment in the parking lot of Red Wing. They also requested permission for the parking.

Warren-Pohl Update, continued

Mr. Bischoff and Mr. McLachlan met with Steve Jahnle and Gary Persichetti to find alternate ways to fund and plan the parking lot work. Wetland delineation will be done in the future for this and other work which may require a Notice of Intent filing. Work can still be done by the end of the calendar year. Another update will be posted on the town web site. The property will not be open to the public until the parking lot can be completed.

The proposed parking lot should accommodate up to 18 cars, including two handicapped spaces with a turn-around area.

The Conservation Restriction is on its third review. Negotiations will continue with the Chelmsford Land Conservation Trust. If agreement cannot be reached, the Commission has the option of finding another third party to hold the restriction. The preference is to have a local organization hold the restriction. Negotiations have been fruitful. Commissioners were asked to review the current draft document and provide feedback. Town Counsel will review prior the document prior to formal approval. It is hoped that this will be completed in the next year. The Natural Resource report will not be done until the fall. The survey report is still being completed by Scott Ludwig. Mr. Vines felt that no one should be micromanaging a property under the control of the Commission. The Commission should be responsible for managing the property. Negotiations will continue. There is no deadline, they have time.

Mr. McLachlan went through the Conservation Restriction document as it exists. The goal is to keep some options open for future consideration, such as limited agriculture or a water well field. Permitted and non-permitted activities were read into the record. Additional comments should be sent to Mr. McLachlan by the end of the week. Mr. Gibbs requested having until the next meeting for comments. Mr. McLachlan requested comments by July 17, 2021, the latest.

Agent's Report

There were no further reports at this time.

Approve Minutes

5-4-21 & 5-18-21

These Minutes were previously approved.

Adjourn

Motion: by Mr. Bischoff to adjourn the meeting at 8:30PM. Seconded by Mr. Vines. **Motion carries, unanimous.**

Next Meetings July 20th

August 3rd

Respectfully submitted,
Vivian W. Merrill

Supporting documents:

- Applications for Notice of Intent, Requests for Determination and Certificate of Compliance
- Draft Minutes
- Draft Warren-Pohl documents