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Chelmsford Conservation Commission
Town of Chelmsford
50 Billerica Rd. Chelmsford, Ma 01824
Meeting Minutes
July 20, 2021
Approved August 17, 2021

TOWN OF
CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

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

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

Notice of Intent-new

10 Technology Drive, construction of new building and utilities

Legal Notice was read.

Applicant David Laverde, for Avery Labels, is proposing to construct a one-story building at 10 Technology Drive. Steve Stepinski, Merrimack Engineering, spoke on behalf of the applicant.

The wetland line was amended at a previous hearing & site walk for the ANRAD Request. Existing conditions on this four acre lot were described.

Avery Labels has a printing division for labels and cards, which consists mostly of online sales. Proposed construction is for a 40,000 SF building, with parking in front and on both sides, and three loading docks in the back. Truck access for the back is in the buffer zone, as well as a small part of the parking area.

Infiltration and drainage systems were described. The design includes a 25-foot trenched overflow area for major storms. Landscaping and snow stockpiling areas are in the plans.

Most of the site will have erosion controls during construction. Multiple easements include a sewer easement that crosses the site, a Verizon easement is in a front portion of the site, and there are grading and utility easements on another part of the site.

The Planning Board will review the plans in August. The Town Engineer has provided comments and there will be revisions to the plans which will be forwarded to the Commission. They anticipate these will be very minor changes.

The applicant was advised that one of the snow storage areas will need to be moved, as it is too close to the wetland. Excess snow will need to be removed from the site entirely.

Some trees will remain; other remaining vegetation will be removed. There will be some trees added after construction. The building area will need up to 7 feet of fill in some areas. Grading will match the elevation that exists in the sewer easement.

The Agent's Report indicated that revised plans will be needed, and the building corners and edge of parking areas will need pinning. No comments have been received from DEP yet. There were no comments from the audience.

Motion: by Mr. McLachlan to continue the Hearing for 10 Technology Drive to August 17, 2021.
Seconded by Mr. Vines. **Motion carries, unanimous.**

Amended Notice of Intent-continued
45 Richardson Road, construct two story addition, retaining wall and patio
The applicant has requested continuance.

Motion: by Mr. McLachlan to continue the Hearing for 45 Richardson Rd. to August 3, 2021.
Seconded by Mr. Bischoff. **Motion carries, unanimous.**

Abbreviated Notice of Resource Area Delineation-continued
255 Princeton Street, wetland boundary determination
A site walk was completed.

Marc Arnold, Arnold Consulting spoke for the applicant.

Current delineations were shown, which were confirmed through the site walk. The wetland area is well defined on the site.

The Commission had no additional questions, and there were no comments from the audience.

Motion: by Mr. McLachlan to approve the Abbreviated Notice of Resource Area Delineation for 255 Princeton St., for Wetland Boundary Delineation, as presented. Seconded by Mr. Vines.
Motion carries, unanimous.

Notice of Intent-continued

16 Rack Road, construction of an addition and deck

This Hearing was continued to await a DEP file number and comments, and for plan revisions for drainage and edge of lawn and plantings. The applicant responded to DEP's question about the stream in the rear of the property.

The Commission had no special conditions to recommend at this time.

Blueberry bushes can be added to the landscaping plan.

Motion: by Mr. McLachlan to issue a Standard Order of Conditions for 16 Rack Rd., as presented. Seconded by Mr. Gibbs. **Motion carries, unanimous.**

Notice of Intent-continued

9 Longview Road, construction of an addition and deck

Kristin Farr, of Hancock Associates, spoke for Hollywood Interiors.

Existing wetland is in the back of the property, not near work zones. Erosion controls will be installed. DEP had no comments.

Mr. Gibbs requested the use of straw waddles instead of hay bales. Excess fill is to be taken offsite.

Material storage should be in front of the home.

There were no comments received from the audience.

Motion: by Mr. McLachlan to issue a Standard Order of Conditions for 9 Longview Rd., with the Special Condition to substitute straw waddles for the hay bales, as presented. Seconded by Mr. Bischoff. **Motion carries, unanimous.**

Request for Certificate of Compliance-new

DEP#129-0176, 46 Moore Street

This home was built in 1985. This lot has no jurisdiction, but was part of a larger subdivision. The request is for a Partial Certificate for one lot of the sub division, other requests will be coming in.

Motion: by Mr. McLachlan to issue the Partial Certificate of Compliance for 46 Moore St, DEP#129-0176, as presented. Seconded by Mr. Bischoff. **Motion carries, unanimous.**

Discussion

NEMBA event request

This event will be a Skills Clinic hosted by NEMBA on July 24, 2021 from 10:00AM-2:00PM. There will be about 10 participants. This event is not open to the public.

Motion: by Mr. McLachlan to approve the request from NEMBA to have a Skills Clinic on July 24, 2021, at the Russell Mill Reservation, as presented. Seconded by Mr. Bischoff. **Motion carries, unanimous.**

Continual Business

Land Management Warren-Pohl – update

Mr. Bischoff reported that the DPW is in the process of delineating the wetland. More survey work is to be done in preparation for a Notice of Intent filing.

The Commission was asked to review the draft Conservation Restriction and provide comments. Detailed plans are being developed to elaborate on the parking area via a map. Other parking areas may be needed in the future. A reference to permitted uses of antennas and solar farms for public need was deleted.

Once the Commission agrees on the terms in the document, Town Counsel will review it, and then Mr. McLachlan and Mr. Bischoff will meet with the Chelmsford Conservation Land Trust to negotiate with them.

No further changes were suggested.

Russell Mill parking issue

Mr. Bischoff met with the Chelmsford Youth Soccer Association (CYSA) and NEMBA member Barry Moore to discuss parking concerns at the Russell Mill Reservation. Each group has their own MOU with the Town to use this site. Many other people use the site as well.

CYSA uses the site mostly on Saturday mornings. About 80-100 cars arrive for their games. The main parking lot could hold this many cars, but it is very tight. People park everywhere. There is a front lot near Mill Rd., and there is a back lot also. The back lot has been closed off with a fire gate. There is a proposal to clear and level this back lot for 20-30 more cars. The fire gate would have to be opened and closed. There is a potential for help from the DPW to help with signage and reconfiguring this lot.

It was suggested that the new acre near Mill Rd. could be reconfigured to accommodate 5-10 more cars. There is also the potential for a few cars in another part near Mill Rd. near some trees.

Some line painting may be needed. Discussions and cleanup will continue. All groups will help with work.

Agent's Report

A note of thanks is to be sent to the Eagle Scout who built the bridge at Crooked Spring Reservation.

There were two other projects done at Russell Mill Reservation which could have notes sent to them, also.

Documents were signed as requested.

