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Chelmsford Conservation Commission
Town of Chelmsford
50 Billerica Rd. Chelmsford, Ma 01824
Meeting Minutes
August 17, 2021
Approved September 7, 2021

TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

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

Members Absent:

Others Present:

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-continued

10 Technology Drive, construction of new building and utilities

Steve Stepinski, Merrimack Engineering, summarized the plan and details from the last meeting. Since then, the Planning Board has had their hearing. The Fire Department requested a turnaround area in the buffer zone in the rear. A wall was moved to accommodate this request. Hydrants were added to the plan, which were also a Fire Dept. request. The Town Engineer's comments about drainage have been addressed, and plans were revised again last week. A final letter from the Town Engineer has not been issued to date. Drainage changes were described.

The Planning Board is requesting additional plantings, and more details of the building and lighting is still being negotiated. Their requests do not impact anything within the Conservation Commission's jurisdiction.

The roof runoff system and other drainage treatments were described for Mr. McLachlan's benefit.

Snow storage will be onsite, and will be treated with the storm ceptor systems. Three areas were identified on the plan where these systems will be located.

Motion: by Mr. McLachlan to issue a Standard Order of Conditions for 10 Technology Drive, subject to receiving the final letter from the Town Engineer. Seconded by Mr. Vines. **Motion carries, unanimous.**

Paperwork was signed by the Commissioners.

Minutes Approval

This item was taken out of order while waiting for the next Regulatory applicant to arrive.

Motion: by Mr. McLachlan to approve Minutes of July 20, 2021 as presented, and the Minutes of August 3, 2021 as amended. Seconded by Mr. Bischoff. **Motion carries, unanimous.**

Discussion

Agent job posting

This item was taken out of order while waiting for the next Regulatory applicant to arrive.

Mr. Garrahan explained to the Commission that the job posting hours for the replacement Conservation Agent were changed to 19 hours/week from full time. Mr. Garrahan has indicated to the Town Manager that this may not be sufficient. Mr. McLachlan feels this position should require previous conservation experience. He presented a draft Job Description that more accurately describes the work needed to be done. The Commission agreed that this should be a full time position, due to the technical nature of the job, which is not listed in the current job description. Mr. Bischoff noted that Land Management also needs more support. A weekly schedule of 19 hours is not sufficient. Mr. McLachlan noted the current job description does not mention Enforcement at all, which can be very time consuming, and can be very technical. Mr. Bischoff added that outreach, education and communication and publications can be done better. The Town Manager and the Community Development Director need to be aware of how much this job actually entails. During and after the pandemic, Ms. Guertin did a lot of work from home. Mr. Garrahan noticed that several other towns have listings on the MACC website, and they are part time. They are not being filled. The postings are quite old.

Mr. Garrahan will follow up with the Town Manager and the Community Development Director.

Amended Notice of Intent-continued

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

Hooshmand Afshar, of Taj Engineering spoke for the applicant. Revised plans have been submitted, and DEP comments were received.

The retaining wall is being removed completely, and the ground will be re-graded back to its original contours. The garage will be removed completely, but the slab will remain, and will be used for parking. The project is now just for the dwelling addition to be built on Sono tubes.

The wetland delineation has been done by a consultant.

Mr. Vines asked about de-watering and PFAS concerns. Mr. Afshar saw no issues, as there won't be much water displacement.

A letter from the North Chelmsford Water District is on file, which noted there are numerous monitoring wells all around this property, as well as at 52 & 54 Richardson Rd. The District is requesting denial of this application until the source of the PFAS can be identified. The applicant has not done any PFAS testing on their property. Mr. McLachlan stated that once dirt is disturbed, and if there is water, there may be PFAS in the water.

Mr. Vines stated that he could support the addition, however, there may be conditions needed for how the work is done to minimize disturbance, as the water table is very high in this area. There is an interest in protecting the applicant from any liability because of the PFAS situation. Mr. Afshar advised each of 9 holes would be dug separate. They would set the tube, pour the concrete, and it's done. Mr. Afshar agreed to save samples of any water that comes up for future testing. The Sono tubes should be installed with no water pumping, and the digging should be all hand work, with no heavy machinery, or could be drilled, such as a techno post.

The existing house is on a slab; there is no basement. There is no Town Engineer's letter on file. Plan changes have been sent to DEP.

Motion: by Mr. McLachlan to issue a Standard Order of Conditions for 45 Richardson Rd., with the Special Conditions that when the Sono tube holes are dug, water samples are taken and delivered to the Department of Public Health for PFAS testing, Sono tube holes are to be dug individually by hand with no machinery for digging, or via a system like "techno post". There will be no pumping of water. As-built plans will be required, and the Conservation Office is to be notified when work begins. Seconded by Mr. Vines. **Motion carries, unanimous.**

Paperwork was signed by the Commissioners.

**Request for Certificate of Compliance-new
17 Zeus Drive, DEP#129-0904**

There is a letter on file stating the site is stable and all work looks good.

Motion: by Mr. McLachlan to issue a Certificate of Compliance for 17 Zeus Dr., DEP #129-0904, as presented. Seconded by Mr. Tymula. **Motion carries, unanimous.**

Paperwork was signed by the Commissioners.

Continual Business
Land Management
Warren-Pohl – update

