

CONSERVATION COMMISSION

LOWELL, MASSACHUSETTS

February 11, 2026

Note: These minutes are not completed verbatim. For further detail, video recordings are available at the Pollard Library, second floor reference desk or online at www.LTC.org.

This meeting was held both in person and virtually using Zoom.

Members Present: Chair Brad Buitenhuys, Vice-Chair Kevin Dillon, Commissioner Perry Downs, Commissioner Marie Burns, Commissioner Kristin Ross-Sitcawich

Members Absent: Commissioner Paul Belley, Commissioner Roberto Ciccarelli

Others Present: Peter Cutrumbes, Assistant Planner

CALL TO ORDER

B. Buitenhuys called the meeting to order at 7:00pm with a quorum of members present.

ORDER OF BUSINESS

CONTINUED BUSINESS

Notice of Intent

City of Lowell
375 Merrimack Street
Lowell, MA 01852
MASS DEP #: 206-0848

Project Location: Billerica Street over Marginal Brook Bridge 01852

A Notice of Intent has been filed by the City of Lowell to replace a failing 10-foot span culvert with a 15-foot span culvert located on Billerica Street over Marginal Brook. All work is within the 100-foot buffer zone of a Bordering Vegetated Wetland (BVW) and inland bank, within the 25-foot riverfront area, and within the FEMA-100 Year Flood Plain.

On Behalf:

Emily Clickner from TEC the City's Engineer for the project. Proposed bridge replacement on Billerica Street. Currently the existing culvert is seriously deteriorated and has large sections that have caved in. One lane of the roadway has been closed for two years. The project is to replace the deteriorated culvert with a slightly larger culvert. They are also proposing new drainage outlets. They will be relocating the sewer main to closely match the existing main. Will restore the streambed within the limit of work. The new culvert will provide 70 cubic feet of flood storage greater than the

existing. During construction the contractor will provide a water and sediment control plan. They will be using floating erosion control measures as well.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

B. Buitenhuys asked how they will keep the site dry. E. Clickner said they will use temporary dams, pumping of water, and a stilling basin to ensure no sediments are released back into the resource area. P. Downs said it is necessary work and he believes it will be positive.

Motion:

P. Downs motioned to close the public hearing. K. Dillon seconded. The vote was unanimous (5-0).

P. Downs motioned to issue a City of Lowell Standard Order of Conditions. K. Dillon seconded. The vote was unanimous (5-0).

Notice of Intent

MG Architects LLC

Patrick Myers

245 Lafayette Street, Unit 2B

Salem, MA 01970

MASS DEP #: 206-0847

Project Location: 35 Bowl Road Extension, 01851

A Notice of Intent been filed by Patrick Myers to construct an addition at 35 Bowl Road Extension. All work is within the 100-foot buffer zone of a Bordering Vegetated Wetland (BVW).

On Behalf:

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

B. Buitenhuys said they had talked at a previous meeting about approving this project while also continuing to move towards a 25-foot no-build zone. He is glad this has been continued so that they could do further research into how to accomplish both goals. They can approve this project without setting a precedent, and he will be in favor. It is an area that is already disturbed, so this is not new disturbance. This is also a particularly unique case. Any future 25-foot no build zone would include

waivers that deal with scenarios such as this. K. Dillon said he had watched the previous meeting and sees that they can move ahead with this without setting a precedent. P. Downs concurred.

Motion:

P. Downs motioned to close the public hearing. K. Dillon seconded. The vote was unanimous (5-0).

P. Downs motioned to issue a City of Lowell Standard Order of Conditions. K. Dillon seconded. The vote was unanimous (5-0).

NEW BUSINESS:

Notice of Intent

Residents First Development Corporation
PO Box 3300
Beverly, MA 01915

MASS DEP#: Unassigned

Project Location: 165 Nelson Ave and 33-113 Adie Way 01852

A Notice of Intent has been filed by Residents First Development Corporation to create sixteen (16) additional lots within the PRD and increase the approved number of units from 181 to 187. All work is within the 100-foot buffer zone of a Bordering Vegetated Wetland (BVW) and within the FEMA-100 Year Flood Plain.

On Behalf:

Attorney John Geary, the attorney for the project, spoke on behalf of the applicant. Residents First has been redeveloping the old Julian Steele housing project over the past 20 years. This final phase includes the construction of 32 dwelling units on 16 lots. The finished product would be sold to buyers within the 70-100% Area Median Income. In 2008 the first OOC was issued for this project. There were extensions in 2016 and 2015. A COC was never requested for this OOC. This is because the project sort of fizzled out. The last unit was sold in 2016. Funding sources became scarce and made further development difficult. The applicant is a non-profit looking to create affordable housing and relies on different funding sources than a private developer. They have received the staff comments and have had the opportunity to review. They are also seeking the other necessary legal approvals by the City. The applicant would like to carry over the outstanding conditions of the previous OOC if they were approved tonight. B. Buitenhuys asked for further elaboration. Brian Milisci from Haley Ward, the project engineer, began his presentation. Provided an aerial view of the project. The project was split into 5 phases and 4.5 are completed. The original OOC had some wetland mitigation and compensatory storage requirements. They believe this work is done, but the former OOC was never closed out. They think it makes sense to put the wetland mitigation and compensatory storage on a new OOC since the previous is expired. The flood plain has already been filled from the previous work. He went over the new wetland boundaries compared to the plans from 2008. The wetlands have moved closer to the development, demonstrating some of the required wetland mitigation from the previous work. It just hasn't been certified by a COC. The only significant change to stormwater management is changing the earlier proposed basin and now replacing it with an underground system.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

B. Buitenhuys said because there is no DEP number they can't vote on it today. P. Downs asked when they will get a MassDEP number. B. Milisci said they should have it by the next meeting.

Motion:

P. Downs motioned to continue the matter to the 2/25 meeting. K. Dillon seconded. The vote was unanimous (5-0).

OTHER BUSINESS

1/28/2026 meeting minutes

M. Burns motioned to approve. B. Buitenhuys seconded. The vote was unanimous (5-0).

ADJOURNMENT