

CONSERVATION COMMISSION

LOWELL, MASSACHUSETTS

February 25, 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, Commissioner Paul Belley, Commissioner Roberto Ciccarelli

Members Absent:

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

Residents First Development Corporation
PO Box 3300
Beverly, MA 01915

MASS DEP#: 206-0849

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 applicant's representative. Applicant redeveloping Julian Steele housing development into the Rivers Edge project. Met with Commission two weeks ago. Needed to get a DEP file number before it can be approved. They are trying to complete the final portion of the Rivers Edge development. 32 more units to go—16 duplex buildings. Original OOC issued in 2008. Extension request for the OOC was approved in 2015 and 2016. An RCOC was never submitted. The last unit for this [project sold around 2016. Funding sources became scarce around this time, leaving the project

dormant. As a non-profit, Resident's First relies on different funding sources than private developers. Looking to have orders from the previous OOC carried over onto this one, if approved.

Brian Millisci, the engineer for the project. He discussed the Site Plan. Adie Way is the portion that was never completed. Passed out a copy of the original OOC which showed what conditions have and have not been completed. The previous OOC called for multiple wetland impact areas and some flood plain fill areas. Needed to create wetlands replacement areas for the wetland areas that were impacted. request. Based on the changes to the vegetation they believe some of this work was completed.

Speaking in Favor:

Gerry Barnes, owns 60 Adie Way. Sold his land to Resident's First in 2001 for about \$100,000 less than appraised value on the condition that the would be granted a buildable lot later on. Asking Commission to also consider including this lot for review during the continuation period. He is being told his lot is not included in this plan, and that if he wanted to develop the lot he would have to hire an engineer and go through Conservation himself. Been waiting 25 years to build on this.

B. Milisci said the roadway in front of his lot will be improved and the plan also is providing hookups to all the utility lines running through the road.

Speaking in Opposition:

None

Discussion:

P. Downs said the project hasn't really changed from the original approval. The impacts to the wetland and the mitigation strategies in place have also remained the same.

K. Dillon mentioned that MassDEP sent over a letter with multiple questions regarding stormwater. B. Milisci said they are working with the City's stormwater team. During the initial construction there was a 12 inch pipe to help offset impacts during construction. This pipe is being removed. K. Dillon asked to clarify what they are seeking regarding the previous OOC. B. Milisci said they are asking to close it out, and anything that was incomplete is carried over to the new OOC. The previous OOC can be closed out saying certain work was not completed.

B. Buitenhuis said this process makes sense to him but it seems like it goes against what MassDEP is saying. He wouldn't be in favor of moving forward without the DEP's explicit approval. B. Milisci said DEP is asking that the previous work be completed via Enforcement Order. But that work couldn't be completed until after the winter.

Motion:

K. Dillon motioned to continue the project until the March 11 meeting. P. Downs seconded. The vote was unanimous (7-0).

NEW BUSINESS:

Emergency Certificate

City of Lowell
Office of Emergency Management
99 Moody Street
Lowell, MA 01852

Project Location: Merrimack River

The City of Lowell has requested an emergency certificate authorizing the temporary disposal of excess snow into the Merrimack River.

On Behalf:

None

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

DPW withdrew their request. It was no longer needed.

Motion:

None

OTHER BUSINESS

2/11/2026 meeting minutes

K. Dillon motioned to approve. M. Burns seconded. The vote was unanimous (7-0).

Executive Session: 10 Toupi Lane Proposed Settlement

ADJOURNMENT

K. Ross-Sitcawich motioned to adjourn. R. Ciccarelli seconded. The meeting was adjourned at 7:59 PM.