

CONSERVATION COMMISSION

LOWELL, MASSACHUSETTS

March 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, Commissioner Paul Belley

Members Absent: 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

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:

The applicant's attorney, John Geary, requested a continuance to the 4/22 meeting.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

None

Motion:

K. Ross-Sitcawich recused herself.

P. Downs motioned to continue to the 4/22 meeting. M. Burns seconded. The vote was unanimous (5-0).

NEW BUSINESS:

Request for Certificate of Compliance

ZR Development LLC

1107 Bridge Street, Unit 4

Lowell, MA 01850

Project Location: 1514 Gorham Street 01852

A Request for a Certificate of Compliance has been submitted by ZR Development LLC for their Order of Conditions from September 2022 to install retaining walls, drainage, cut trees, grading, and associated utilities within the 100-foot buffer zone of a Bordering Vegetated Wetland for the construction of 6 residential units.

Please note this applicant is requesting a continuance until the 4/8/2026 meeting

On Behalf:

None

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

None

Motion:

K. Dillon motioned to continue to the 4/8 meeting. M. Burns seconded. The vote was unanimous (6-0).

Request for Determination of Applicability

Lowell Housing Authority

350 Moody Street

Lowell, MA 01852

Project Location: 770 Lawrence Street, 14 Faulkner Street, 26 Faulkner Street 01852

A Request for Determination of Applicability has been filed by the Lowell Housing Authority to install new and replace existing utility poles at 770 Lawrence St, 14 Faulkner St, and 26 Faulkner St. The proposed work is located within the 100-foot buffer zone of a protected wetland.

On Behalf:

Ben Kelpman, the engineer for the project. They are doing an electrical upgrade. The utility is looking to replace some utility poles within 100 feet of the wetland.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

B. Buitenhuys said there are two poles within the buffer that are 68 and 90 feet from the river. He said there are no major concerns except for erosion control. M. Burns noted one of the poles is close to the water main and asked them to reach out to LRWWU.

Motion:

K. Ross-Sitcawich recused herself.

K. Dillon motioned to issue a negative 3 determination. P. Downs seconded. The vote was unanimous (5-0).

Request for Determination of Applicability

Lowell Regional Wastewater Utility
451 First Street Boulevard
Lowell, MA 01850

Project Location: Saunders Street and Payne Street Rights-of-Way

A Request for Determination of Applicability has been filed by the Lowell Regional Wastewater Utility seeking approval to implement Phase 3A Sewer System Separation Project-Lower Saunders at the Saunders Street and Payne Street Rights-of-Way. A portion of these activities occur within the 100-foot wetland buffer zone.

On Behalf:

Evan Walsh, the Executive Director of LRWWU. This is a mandated EPA consent decree project. They will be redoing the sewers to separate the water and waste sewers. There will be no disturbance to soils, as outlined in the plans and the bids. This will greatly increase water quality.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

B. Buitenhuis said that he has no concerns.

Motion:

P. Downs motioned to issue a negative 3 determination. K. Dillon seconded. The vote was unanimous (6-0).

OTHER BUSINESS

2/25/2026 meeting minutes

K. Ross-Sitcawich motioned to accept the minutes. K. Dillon seconded. The vote was unanimous (6-0).

ADJOURNMENT

K. Dillon motioned to adjourn. The meeting was adjourned at 7:10 PM.