

CONSERVATION COMMISSION

LOWELL, MASSACHUSETTS

April 8, 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 Roberto Ciccarelli, Commissioner Kristin Ross-Sitcawich

Members Absent: Commissioner Marie Burns, Commissioner Paul Belley

Others Present: Dylan Ricker, Senior Planner

CALL TO ORDER

B. Buitenhuys called the meeting to order at 7:03pm with a quorum of members present.

ORDER OF BUSINESS

CONTINUED BUSINESS

Request for Certificate of Compliance

ZR Development LLC

1107 Bridge Street, Unit 4

Lowell, MA 01852

Project Location: 1514 Gorham Street, 01852

A Request for Certificate of Compliance has been submitted for a project completed under an Order of Conditions at 1514 Gorham Street. The Order of Conditions was granted in September 2022.

On Behalf:

Jim Zorbas, Applicant

Ryan Rourke, Applicant

J. Zorbas said a slightly different infiltration system was installed in the rear to provide additional green space. J. Zorbas said there is a bumpout at the front and back of building. J. Zorbas said the entry is only 98 ft from the wetland instead of 100 ft.

Discussion:

B. Buitenhuys said the modification were minor and diminutive.

Motion:

P. Downs motioned to issue a Certificate of Compliance, R. Ciccarelli seconded the motion. The motion passed unanimously, (5-0).

NEW BUSINESS:

Request for Determination of Applicability

Cabot, Cabot, & Forbes

185 Dartmouth Street

Boston, MA 02116

Project Location: 291 & 341 Jackson Street, 01852

A Request for Determination of Applicability has been submitted by Cabot, Cabot, & Forbes seeking a determination to confirm there are no jurisdictional areas subject to the Massachusetts Wetlands Protection Act or Lowell Wetlands Bylaw at 291 & 341 Jackson Street. The applicant has requested a withdrawal.

On Behalf:

None

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

None

Motion:

K. Dillon motion to allow the withdrawal without prejudice, P. Downs seconded the motion. The motion passed unanimously, (5-0).

Notice of Intent

Massachusetts Audubon Society, Inc

280 South Great Road

Lincoln, MA 01773

DEP #: 206-0850

Project Location: 1413 Varnum Avenue, 01854

A Notice of Intent has been submitted by the Massachusetts Audubon Society seeking to construct a one-story education center and farm building, pave a parking lot, create walking trails, and install associated drainage infrastructure at 1413 Varnum Avenue. Portions of the project will take place within the 100-foot buffer zone to bordering vegetated wetlands.

On Behalf:

Paul Gannon, Applicant

P. Gannon presented the project at Pawtucket Farms. P. Gannon said they are currently in Phase 2 of the project which will include an outdoor classroom and a food forest. P. Gannon said they are discussing Phase 3 tonight and they intend to start this phase this year which includes walkways, a farm stand, education center, parking lot, and a community garden.

Radhika Mahan, Applicant's Landscape Architect

R. Mahan said they plan to remove existing invasives and add native plants. R. Mahan said the species are native to the region. R. Mahan said they will be using a native seed mix, and native restoration plants.

Jonathon Hedlund, Applicant's Engineer

J. Hedlund explained the erosion/sedimentation control plan and stormwater plan.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

K. Ross-Sitcawich asked if the parking lot will be paved. J. Hedlund confirmed.

B. Buitenhuis said the plan meets the stormwater regulations, and the plans are thorough.

P. Downs said the plans are thorough and it is good to see the green space in the City.

K. Dillon expressed support for the project.

K. Ross-Sitcawich expressed support.

Motion:

K. Dillon motioned, and P. Downs seconded the motion to close the public hearing. The motion passed unanimously, (5-0).

P. Downs motioned, and K. Ross-Sitcawich seconded the motion to approve the project with a Standard Lowell Order of Conditions. The motion passed unanimously, (5-0).

Enforcement Order

Alexandros Papadopoulos
PO Box 1903
Lowell, MA 01853

Violation Location: 205 Pratt Avenue. 01851

An Enforcement Order has been issued to the owner of 205 Pratt Avenue for failing to comply with the Order of Conditions issued in January 2024. The property owner failed to install the required erosion controls at the subject property.

On Behalf:

None

Discussion:

B. Buitenhuys said he would like the applicant in person at the next meeting or they will have to consider fines. B. Buitenhuys expressed significant concerns about the lack of erosion controls.

P. Downs agreed, and expressed concerns about the violation.

Motion:

K. Dillon motioned, and R. Ciccarelli seconded the motion to continue to the Enforcement Order to the April 22nd Conservation Commission meeting. The motion passed unanimously, (5-0).

OTHER BUSINESS

3/11/2026 meeting minutes

R. Ciccarelli motioned, and K. Dillon seconded the motion to approve the meeting minutes. The motion passed unanimously, (5-0)

ADJOURNMENT

P. Downs motioned to adjourn. The meeting was adjourned at 7:27PM.