

CONSERVATION COMMISSION

LOWELL, MASSACHUSETTS

April 22, 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: Vice-Chair Perry Downs, Commissioner Marie Burns, Commissioner Roberto Ciccarelli, Commissioner Kristin Ross-Sitcawich

Members Absent: Chair Brad Buitenhuys, Commissioner Kevin Dillon

Others Present: Dylan Ricker, Senior Planner

CALL TO ORDER

P. Downs called the meeting to order at 7:01pm with a quorum of members present.

ORDER OF BUSINESS

CONTINUED BUSINESS

Notice of Intent

Residents First Development Corporation

PO Box 3300

Beverly, MA 01915

DEP #; 206-0849

Project Location: 165 Nelson Ave & 33-113 Adie Way, Lowell, MA 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. Work is within the 100-foot buffer zone of a Bordering Vegetated Wetlands and within the FEMA 100-year floodplain.

On Behalf:

John Geary, Applicant's Representative

J. Geary requested a continuance to get updated plans.

Discussion:

None

Motion:

M. Burns motioned, and R. Ciccarelli seconded to continue the application to the 5/13 Conservation Commission meeting. The motion passed unanimously (3-0).

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:

Applicant's Representative

Discussion:

PD said violation was issued due to no erosion controls. Rep said the controls deteriorated, but were recently reinstalled and they are now maintaining it. PD said the erosion controls should be inspected after storms, and twice per month.

Motion:

K. Ross-Sitcawich motioned to rescind the Enforcement Order, R. Ciccarelli seconded the motion. The motion passed unanimously, (4-0).

NEW BUSINESS:

Notice of Intent

Cabot, Cabot, & Forbes
185 Dartmouth Street
Boston, MA 02116
DEP # 206-0851

Project Location: 291 & 341 Jackson Street, 01852

A Notice of Intent has been filed by Cabot, Cabot, & Forbes to construct two mixed-use buildings, one at 291 Jackson St, and one at 341 Jackson St. The proposed work will take place within the 100-foot buffer zone to the bank of a canal.

On Behalf:

Matt D'Amico, Applicant Representative

M. D'Amico explained the process the applicant is currently undergoing and its status in the approval process.

Tom Schutz, Applicant's Representative

T. Schutz said there were no DEP comments on the project. T. Schutz said he is the wetlands scientist for the project.

T. Schutz said the project spans 2 separate lots, and explained the project. T. Schutz explained existing conditions. T. Schutz explained the resource area is bank to canal.

T. Schutz said on 291 Jackson St the proposal is a mixed-use building and open space. T. Schutz said there is a landscaping plan that includes plantings throughout the buffer zone and along the building streetscape. T. Schutz said there is a significant reduction in the total impervious surface.

T. Schutz explained the proposed building for the 341 Jackson St project. T. Schutz said this site will include 390 plantings.

T. Schutz said there will be more than 3000 sq ft increase in pervious surface on the 291 Jackson St property. T. Schutz said the property is not within the floodplain. T. Schutz said there will be an increase in pervious area on 341 Jackson Street.

Matt Perry, Applicant's Engineer

M. Perry said the goal is to reduce impervious surface, improve stormwater infrastructure, and treat stormwater. M. Perry said there is currently no stormwater infrastructure. M. Perry said there is a reduction in impervious area on each lot and introduces landscaping. M. Perry said the stormwater management is improved on the site. M. Perry explained the proposed stormwater plan. M. Perry said the project provides an improvement over existing conditions by installing stormwater infrastructure, reducing impervious surface, and complying with MA Stormwater Standards to the maximum extent practicable.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

P. Downs said this is an improvement to the existing conditions. P. Downs asked about the soil stockpiles on site and the erosion controls. T. Schutz confirmed, and said a condition can be added that each stockpile require an erosion control.

M. Burns said the plans show the erosion control for the stockpiles. T. Schutz confirmed. M. Burns asked how often the erosion controls will be maintained or inspected. T. Perry said the erosion controls will be monitored throughout construction, T. Perry said they will check after major storms, and can inspect the erosion controls biweekly.

M. Burns inquired about the parking aspect for the project. M. D'Amico said the Jackson St garage was built to accommodate the parking needs for the HCID projects, and said they would have an agreement for spaces in this garage. M. D'Amico said there is 10,000 sf of storefront on first floor and it is a mixed-use building.

Motion:

M. Burns motioned to close the public hearing, R. Ciccarelli seconded the motion. The motion passed unanimously, (4-0).

M. Burns motioned to issue a standard Lowell Order of Conditions, R. Ciccarelli seconded the motion. The motion passed unanimously, (4-0).

Request for Determination of Applicability

Winn Co.

50 Braintree Hill Office Park, Suite 304

Braintree, MA 02184

Project Location: 451 Black Brook Drive, 01851

A Request for Determination of Applicability has been filed by Winn Co seeking approval to clean out the existing culvert at 451 Black Brook Drive. The activity will occur within the 100-foot wetland buffer zone.

On Behalf:

Shivali Patel, Applicant's Representative

S. Patel said they are requesting approval to clear the existing culvert. S. Patel said the culvert is overflowing onto their property. S. Patel explained flooding issues that have occurred at their property related to the culvert.

Tim Burgess, Applicant's Representative

T. Burgess said a prior emergency certificate was issued to repair flooded water/sewer lines. T. Burgess said the wetlands have moved toward the buildings and is causing water to get under the buildings.

Ashley Flynn, Applicant's Representative

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

P. Downs said the Commission can review and approve projects, but they do not have jurisdiction to require DPW to do work. P. Downs said the applicant will have to contact DPW for a partnership for annual cleaning. P. Downs said the proposed clean out of the culvert can be reviewed by the Commission.

S. Patel said the work is not on their land and they are both seeking approval for the project and seeking a partnership with DPW. P. Downs said the applicant needs to get approval from DPW to complete the work.

P. Downs said he would prefer to see permission from DPW before approving work. P. Downs said he would like a DPW OK before approving the project. P. Downs recommended a continuance to get clarity from DPW.

K. Ross-Sitcawich expressed concern about potential damage to the road considering DPW has not given the OK for the work yet.

Motion:

M. Burbs motioned to continue the application to the 5/13 Conservation Commission meeting. R. Ciccarelli seconded the motion. The motion passed unanimously, (4-0).

OTHER BUSINESS

4/8/2026 meeting minutes

K. Ross-Sitcawich motioned to approve, R. Ciccarelli seconded the motion. The motion passed unanimously, (4-0).

ADJOURNMENT

K. Ross-Sitcawich motioned to adjourn. The meeting was adjourned at 7:39PM.