

CONSERVATION COMMISSION

LOWELL, MASSACHUSETTS

**May 13, 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](http://www.LTC.org).

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

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

**Members Absent:** Chairman Brad Buitenhuis, Commissioner Ciccarelli

**Others Present:** Peter Cutrumbes, Assistant Planner

**CALL TO ORDER**

P. Downs 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

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:**

None

**Discussion:**

K. Dillon noted the applicant has requested a continuance to the 5/27 meeting.

**Motion:**

K. Dillon motioned to continue the NOI to the 5/27 meeting. K. Ross-Sitcawich seconded. The vote was unanimous (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:

None

Discussion:

P. Downs noted that the applicant requested a continuance to the 6/24 meeting.

Motion:

K. Dillon motioned to continue the RDA to the 6/24 meeting. K. Ross-Sitcawich seconded. The vote was unanimous (4-0).

**NEW BUSINESS:****Request for Determination of Applicability**

City of Lowell

375 Merrimack Street

Lowell, MA 01852

Project Location: 369.1 and 341.1 Jackson Street (Swamp Locks), 01852

A Request for Determination of Applicability has been filed by the City of Lowell Conservation Commission approval to make improvements in the area between Canal Street and Swamp Locks Bridge, Utopia Park and along canal walkway. The proposed work will take place within the 100-foot buffer zone of bank to a canal.

On Behalf:

Jesse Strod, Urban Renewal Project Manager for the City of Lowell. They are planning to build gateways, pedestrian pathways, seating, etc. at the Swamp Locks Plaza. Work will also pertain to improvements at Utopia Park. All existing trees to remain. Temporary tree and plant protection are required in the bid package. Site restoration will follow state standards. There will be clearing and removal of some vegetation, but it will be replaced with new plantings such as a pollinator garden.

Discussion:

P. Downs commented that it is a thorough plan. It is a vast improvement on what is currently there. It will benefit the City.

K. Dillon concurred.

Motion:

K. Dillon motioned to issue a –3 determination for the RDA. M. Burns seconded. The vote was unanimous (4-0).

### **Notice of Intent**

City of Lowell  
375 Merrimack Street  
Lowell, MA 01852

Project Location: 639 Aiken Street, 01850 (put dep number)

A Notice of Intent has been filed by the City of Lowell seeking approval for Phase 2A of the Centralville Sewer Separation project. The work includes installation of new drains within existing paved streets including installing 3,000 linear feet of a trunk drain conduit along Aiken Street to Essex Street that will ultimately discharge stormwater to the Merrimack River. Proposed work also includes installing a new outfall. The work will be located within 100 feet of wetland resource areas.

### **On Behalf:**

Evan Walsh, the Executive Director of the Wastewater Utility for the City. He described the project. They are seeking approval for Phase 2A of the Centralville Sewer Separation project. This project is federally mandated. Phase 1 was approved by the Commission last year. Impacts under WPA to wetlands resources, inland bank, and land under water. The work is also being done within the 100-foot buffer zone. Compost logs will be utilized on site for erosion control. Work within the setback will be restored after the project is done.

MassDEP had comments, one of which was regarding the Ordinary High Water mark of the Merrimack River. They asked the application be changed to reflect the Mean Annual High Water mark. MassDEP also asked for the discharge velocity to be calculated and confirmed it will not erode the bank.

### **Speaking in Favor:**

None

### **Speaking in Opposition:**

None

### **Discussion:**

P. Downs noted that the plan is thorough. Everything will be protecting the waterfront area. This is a necessary project. Removing combined sewers is going to be a massive benefit for the waterways.

K. Dillon asked how many phases there will be. E. Walsh said there will be one more phase in Centralville. Following this, there will be 3 more phases in the Highlands. The first phase of the Highlands has already been approved by the Commission. They are hoping to put Centralville Phase 2A out to bid in the fall on 2A and expecting construction to be 2-3 years. All 6 phases must be completed by 2032.

### **Motion:**

M. Burns motioned to close the public hearing. K. Ross-Sitcawich seconded. The vote was unanimous (4-0).

M. Burns motioned to issue the City of Lowell Standard Order of Conditions. K. Dillon seconded the motion. The vote was unanimous (4-0).

## **OTHER BUSINESS**

### **4/22/2026 meeting minutes**

M. Burns noted that the minutes listed K. Dillon as the Vice-Chair, but P. Downs is the new Vice-Chair. Additionally, she noted that she made the motion on the first project.

K. Dillon motioned to approve the minutes with the above corrections. K. Ross-Sitcawich seconded. The vote was unanimous (4-0).

## **ADJOURNMENT**

M. Burns motioned to adjourn. K. Dillon seconded. The meeting was adjourned at 7:13 PM.