

CONSERVATION COMMISSION

LOWELL, MASSACHUSETTS

June 24, 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, Commissioner Perry Downs, Commissioner Marie Burns, Commissioner Kristin Ross-Sitcawich

Members Absent: Commissioner Roberto Ciccarelli

Others Present: Dylan Ricker, Senior Planner

CALL TO ORDER

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

ORDER OF BUSINESS

CONTINUED BUSINESS

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

In Favor:

None

In Opposition:

None

Discussion:

P. Downs said the applicant was not present. B. Buitenhuys noted the work is on City property and they were instructed to contact the City.

Motion:

P. Downs motioned to continue to the 7/22 Conservation Commission meeting. The motion was seconded by M. Burns. The motion passed unanimously, (4-0).

Notice of Intent

FTO Realty Trust
109 Blanchard Road
Lawrence, MA 01843
DEP #: 206-0853

Project Location: 71 N Billerica Road, 01852

A Notice of Intent has been filed by FTO Realty Trust to subdivide the property into 11 single-family homes at 71 North Billerica Road. Portions of the project are within the 100-foot buffer zone of a Bordering Vegetated Wetland (BVW) and/or the 100-year floodplain.

This item is being taken out of order later in the agenda to wait for a quorum.

B. Buitenhuys recused himself. P. Downs said they need an additional member present to have a quorum for the agenda item.

On Behalf:

John Cox, Applicant's Rep

Matt Hamor, Applicant's Rep

In Favor:

None

In Opposition:

None

Discussion:

P. Downs noted there is no quorum so the Commission cannot vote. P. Downs said they will continue to the 7/22 meeting.

Motion:

M. Burns motioned, and K. Ross-Sitcawich seconded the motion to continue to the 7/22 Conservation Commission. The motion passed unanimously, (3-0).

Request for Determination of Applicability

CSX Transportation
500 Water Street
Jacksonville, FL 32202

Project Location: Lowell Train Tack Right-Of-Way

A Request for Determination of Applicability has been filed by CSX Transportation, Inc, regarding their plans for weed control via herbicide. The applicant is seeking to determine where the proposed work is located within the 100-foot buffer zone of a wetland resource area.

On Behalf:

None

In Favor:

None

In Opposition:

None

Discussion:

None

Motion:

P. Downs motioned to continue to the 7/22 Conservation Commission meeting. K. Ross-Sitcawich seconded the motion. The motion passed unanimously, (4-0).

NEW BUSINESS:

Request for Determination of Applicability

Hiren Patel
37 Carly Way
Lowell, MA 01854

Project Location: 37 Carly Way, 01854

A Request for Determination of Applicability has been filed by Hiren Patel to expand a deck within the 100-foot buffer zone to a Bordering Vegetated Wetlands (BVW).

On Behalf:

Hiren Patel, Applicant

H. Patel said his deck broke this past winter and he built a new deck in the spring and enlarged the deck.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

B. Buitenhuys asked how far the work is from the wetland. H. Patel said it is located 75 ft from the wetland.

B. Buitenhuys said the Commission wants to ensure loose soil does not get into the wetland. B. Buitenhuys asked how many new footings were put in. H. Patel said he put in 6 footings. B. Buitenhuys

asked if all the back fill was now done. H. Patel confirmed. B. Buitenhuys asked if the slope is stabilized with seed. H. Patel confirmed there is grass now.

Motion:

P. Downs motioned to issue a Negative 3 Determination, the motion was seconded by M. Burns. The motion passed unanimously, (4-0).

OTHER BUSINESS

6/10/2026 meeting minutes

K. Ross-Sitcawich motioned to approve the meeting minutes, P. Downs seconded the motion. The motion passed unanimously, (4-0).

ADJOURNMENT

M. Burns motioned to adjourn. The meeting was adjourned at 7:12PM.