

Diane N. Tradd
Assistant City Manager/Director

R. Eric Slagle
Director of Development Services

October 16, 2019

In accordance with the Massachusetts General Laws Chapter 131, Section 40, and the City of Lowell Wetland Ordinance Section 280.1-13, the Lowell Conservation Commission will hold a meeting on Wednesday, October 23, 2019 at 7:00 PM. The meeting will be held in the City Council Chambers, City Hall, 375 Merrimack Street, 2nd Floor, Lowell, MA 01852.

AGENDA

CALL TO ORDER

ORDER OF BUSINESS

CONTINUED BUSINESS

NEW BUSINESS

Request for Determination of Applicability

Riverbank Properties
908 Lawrence Street
Lowell, MA 01852

Project Location: 908 & 966 Lawrence Street

A Request for Determination of Applicability has been filed by Riverbank Properties to construct a 3,339 sq. ft. second story addition to the existing building at 908 & 966 Lawrence Street without expanding the building footprint. The building is within the 100-ft. Riverfront and Bank of the Concord River and the 100-ft. Buffer Zone of the Wamesit Canal.

Request for Determination of Applicability

City of Lowell
375 Merrimack Street
Lowell, MA 01852

Project Location: 7 Chambers Street 01852

A Request for Determination of Applicability has been filed by the City of Lowell for selective vegetation removal, tree removal, and other site clearing work at 7 Chambers Street. The site is within Bordering Land Subject to Flooding and the 100-ft. Riverfront and Bank of Hales Brook.

Emergency Certification

Redwood Terrace, LLC
451 Black Brook Drive
Lowell, MA 01851

Project Location: 451 Black Brook Drive 01851

An emergency certification was issued to repair a water main located by Unit 331 on Tulip Lane. The site is within the 100-ft. Buffer Zone to the Bordering Vegetated Wetlands associated with Black Brook.

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OFFICE OF THE CITY CLERK
CITY OF LOWELL, MA

OTHER BUSINESS

Order of Conditions Extension Request

Connector Park Equity Partners, LLC
130 New Boston St., Ste. 303
Woburn, MA 01801
DEP# 206-0767

Property Location: 42 Wellman Street 01851

An Order of Conditions was issued on January 25, 2017 to construct a six-story residential building and parking garage. The site is within the 100-ft. Buffer Zone to Bordering Vegetated Wetlands. The applicant is requesting a one-year extension to January 25, 2021 for this previously issued Order of Conditions.

Minor Modification to Order of Conditions

Commons Wealth, LLC
265 State Street
Springfield, MA 01103
DEP# 206-0780

Property Location: 1857.1 Middlesex Street 01854

An Order of Conditions was issued on May 11, 2018 for work at the Collegiate Charter School, including expanding the existing building, adding parking, and for stormwater management activities. The proposed work would occur within the 100-ft. Buffer Zone to a Bordering Vegetated Wetland associated with the Merrimack River and Isolated Land Subject to Flooding. The applicant is seeking modifications to the previously approved plan, including a revised parking layout by the entrance and a 2:1 slope instead of a retaining wall.

Enforcement Order

Benjamin Rivera
172 Eighteenth Street
Lowell, MA 01854

Violation Location: 172 Eighteenth Street 01854

Property owner removed existing wall along the perimeter of the rear property line. The rear property line essentially delineates the edge of the Bordering Vegetated Wetlands. The applicant relocated the rock wall to create a "pathway" further into the wetlands.

Enforcement Order

Jilyan and Jose Silva
24 Bigelow Street
Lowell, MA 01852

Violation Location: 24 Bigelow Street 01854

The existing asphalt driveway and walkway were dug up, fill was removed and relocated to the rear yard in front of the stone wall. A garage was recently installed on a concrete slab on grade without a building permit or any approval from the Conservation Commission to the left of the house. Resource areas associated with property include buffer zone to Bordering Vegetated Wetlands and riverfront area to a stream.

Minutes

September 11, 2019
September 25, 2019

2020 Meeting Schedule

Vote on summer schedule

ADJOURNMENT