



Town of Tyngsborough Conservation Commission

25 Bryant Lane
Tyngsborough, MA 01879-1003
Office: (978) 649-2300 ext. 151

February 24, 2026
Town Hall Community Room
7:00pm

PUBLIC HEARINGS

1. **137 Pawtucket Blvd. (Map 27 & 28, Parcel 57-0 & 113-0) DEP# 309-1028** – Mark Fermanian, applicant for a Notice of Intent and Minor Stormwater Management Permit to raze the existing structure and build a new single-family dwelling with associated grading and utilities within the 100ft Buffer Zone to Bank; Bordering Land Subject to Flooding, or the 100-year Floodplain; Land Under Waterbodies & Waterways; and the 200ft Riverfront Area of the Merrimack River. **Continued from January 13, 2026.**

PLEASE NOTE THAT THE APPLICANT SUBMITTED A REQUEST TO CONTINUE THE HEARING UNTIL MARCH 24th, 2026.

2. **212 Massapoag Rd. (Map 2, Parcel 30-0) DEP# 309-????** – James Craven, applicant for a Notice of Intent for the proposed replacement of an existing wooden dock with a new aluminum dock. **Continued from January 13, 2026.**
3. **52 Patriot Rd. (Map 9, Parcel 8-0)** – Tamara Lacasse, applicant for a Major Stormwater Management Permit for the development of five (5) new house lots to include the installation of septic systems, water wells, and the construction of five (5) single-family dwellings with associated grading and utilities. **Continued from February 10, 2026.**
4. **25 Ingalls Rd. (Map 9, Parcel 15-2, Portion of 16-0) DEP# 309-1039** – Connell Construction, applicant for a Notice of Intent and Major Stormwater Management Permit for the proposed development of a 16.49-acre parcel for a 7-lot Open Space Residential Subdivision to be known as Otis Woods. **Continued from February 10, 2026.**
5. **406 Middlesex Rd. (Map 11, Parcel 2-0)** – River Mill Storage, LLC, applicant for a Major Stormwater Management Permit for the development of a 28.68-acre parcel intended to be used for a Battery Energy Storage System (BESS). Work includes clearing & grubbing of wooded area along with earthwork excavation & grading, and system installation. **Continued from February 10, 2026.**
6. **Dunstable Rd. Culvert (Map 15, Parcel 31 & 100) DEP# 309-1041** – Town of Tyngsborough, applicant for a Notice of Intent for the proposed replacement of a degraded culvert that conveys Bridge Meadow Brook under Dunstable Road. **Continued from February 10, 2026.**
7. **16 Gloria Ave. (Map 25, Parcel 99-0) DEP# 309-1042** – Eric & Crystal Bewig, applicants for a Notice of Intent for the proposed construction of an addition, farmer's porch, deck extension, septic system upgrade, associated driveway, grading & utilities. *Advertised in the Lowell Sun February 17, 2026.*
8. **116 Kendall Rd. (Map 13, Parcel 3-0) DEP# 309-1043** – Glen Kohl, applicant for a Notice of Intent and Major Stormwater Management Permit to cross portions of a BVW in order to construct an entrance driveway to access the property. *Advertised in the Lowell Sun February 17, 2026.*

If any member of the public wishing to attend this meeting seeks special accommodations in accordance with the Americans with Disabilities Act, contact Colin Loiselle at 978-743-5339 or email cloiselle@tyngsboroughma.gov. While every attempt will be made to provide reasonable accommodations, requests should be made with as much advance notice as possible. Please note some requests, specifically for communication access support, may require a 2 week notice beyond the control of the Town. If this meeting needs to be cancelled due to inclement weather or another emergency, then all agenda items are considered continued to the next regularly scheduled meeting. Cancellation will be posted on the town website and on the door to the meeting room.

ENFORCEMENT ORDER

9. **15 Alden St. (Map 30, Parcel 62-0)** – Snow disposal within the 100ft Buffer Zone to a nearby stream, bank of pond & BVW.

VIOLATION

10. **57 Mascuppic Tr. (Map 32B, Parcel 51-0)** – Aerator Use Regulations Bylaw

ADMINISTRATIVE

11. Approval of Minutes: February 10, 2025
12. Correspondence:
13. New Business: Topics that the Chairman did not reasonably anticipate would be discussed.
 - a. Tyngsborough & Dunstable Rain Barrel Program '26
 - b. 2025 Annual Report
 - c. Sherburne Nature Center House Updates
14. Old Business

ADJOURN

POSTED ON TOWN WEBSITE CALENDAR FEBRUARY 19, 2026

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