

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. *Advertised in the Lowell Sun September 2, 2025. Continued from December 9, 2025.*

JK: Motion to continue to January 27, 2026
PM 2nd the motion
In Favor: 5 Opposed: 0
Passes: 5-0

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. *Advertised in the Lowell Sun October 7, 2025. Continued from December 9, 2025.*

JK: Motion to continue to January 27, 2026
PM 2nd the motion
In Favor: 5 Opposed: 0
Passes: 5-0

COMMISSION DETERMINATION

64 Willowdale Ave. (Map 32, Parcel 58-0) – Repair existing retaining wall along shoreline of Lake Mascuppic.

Director Brush reported that the homeowner provided pictures of the repairs he made. The Commission was satisfied with the work.

JK: Motion to approve the Commission Determination for 64 Willowdale Ave.
PM 2nd the motion
In Favor: 5 Opposed: 0
Passes: 5-0

ENFORCEMENT ORDER

401 Dunstable Rd. (Map 22, Parcel 11-0) – Filling in the 100ft. Buffer Zone to a nearby freshwater wetland.

There were no new updates.

CERTIFICATE OF COMPLIANCE

50 Norris Rd. (Map 24, Parcel 45-0) – Request for Certificate of Compliance & Certificate of Release, DEP# 309-1001. Order of Conditions & Stormwater Management Permit issued 1/17/2023.

A representative from Samiotes Consultants appeared before the Commission with final As-Built plans and compliance certifications from their engineer team regarding the wetland, stormwater and landscaping components of the new Middle School building project. The Commission was satisfied with the work.

JK: Motion to issue a Certificate of Compliance, DEP# 309-1001 for 50 Norris Rd.

PM 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

JK: Motion to issue a Stormwater Management Permit Certificate of Release for 50 Norris Rd.

PM 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

ADMINISTRATIVE

Minutes

ES: Motion to approve the minutes for December 9, 2025 as written.

EDe: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

New Business

Massachusetts Electric Utility Maintenance Project on Middlesex Rd. – A notification was received regarding pole replacement work.

Flint Pond – The 2025 Aquatic Management summary report for Flint Pond was received from Water & Wetland Lake Management Co. The report summarizes the year's activities on the pond and a summary of recommendations for 2026 which will be to continue the current treatments and focus on early detection, precision treatment, and ongoing monitoring of invasives and nuisance vegetation in the pond.

Aerator Use Regulation Bylaw Reminders – The Commission would like to remind all homeowners who have lake front property and who have a dock, that the use of fan aerators is prohibited. Please refer to the town website <https://www.tyngsboroughma.gov/556/Conservation-Regulations-Policies> for more information.

7:25pm

ES: Motion to adjourn

PM: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

Minutes respectfully submitted by,
Pamela Berman
Land Use Administrative Assistant



Town of Tyngsborough Conservation Commission

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

January 13, 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 October 14, 2025.**
- 2.
3. **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 December 9, 2025.**
4. **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 December 9, 2025.**

PLEASE NOTE THAT THE APPLICANT SUBMITTED A REQUEST TO CONTINUE THE HEARING UNTIL JANUARY 27th, 2026.

5. **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 December 9, 2025.**

PLEASE NOTE THAT THE APPLICANT SUBMITTED A REQUEST TO CONTINUE THE HEARING UNTIL JANUARY 27th, 2026.

COMMISSION DETERMINATION

6. **64 Willowdale Ave. (Map 32, Parcel 58-0)** – Repair existing retaining wall along shoreline of Lake Mascuppic.

ENFORCEMENT ORDER

7. **401 Dunstable Rd. (Map 22, Parcel 11-0)** – Filling in the 100ft Buffer Zone to a nearby freshwater wetland.

CERTIFICATE OF COMPLIANCE

8. **50 Norris Rd. (Map 24, Parcel 45-0)** – Request for Certificate of Compliance & Certificate of Release, DEP# 309-1001. Order of Conditions & Stormwater Management Permit issued 1/17/2023.

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.

ADMINISTRATIVE

9. Approval of Minutes: December 9, 2025
10. Correspondence:
11. New Business: Topics that the Chairman did not reasonably anticipate would be discussed.
 - a. MECO Notification Letter
 - b. Flint Pond – 2025 End of Year Report
 - c. Aerator Use Regulation Bylaw Reminders
12. Old Business

ADJOURN

POSTED ON TOWN WEBSITE CALENDAR JANUARY 8, 2026