

how these lots are going to be developed. The Commission and their consultants will review the revised plans in time for the next meeting.

BS: Motion to continue to February 10, 2026

LB 2nd the motion

In Favor: 4 Opposed: 0

Passes: 4-0

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 January 13, 2026.*

Atty. Peter Nicosia and Commission peer review consultant Cameron Covill from SWCA appeared before the Commission. Although the applicant had requested a continuance, Atty. Nicosia was amenable to having SWCA deliver their report to the Commission without any Commission deliberation on the findings. The Commission will review the report and give the applicant time to respond at the next meeting.

BS: Motion to continue to February 10, 2026

LB 2nd the motion

In Favor: 4 Opposed: 0

Passes: 4-0

406 Middlesex Rd. (Map 11, Parcel 2-0) – River Mill Storage, LLC, applicant for a Major Stormwater Management Permit and a Tree Clearing 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. *Advertised in the Lowell Sun January 20, 2026.*

Applicant representative Brian Benito, Langan engineering representatives, and Atty. Peter Nicosia appeared before the Commission. This project is proposed to be on the site where a previously permitted warehouse facility was going to be built. That project fell through, and River Mill Storage is now proposing to install a battery storage system. It should be noted that this use falls under Private Utility Facilities, and will need a Special Permit from the Select Board. Concerns relative to system technology, fire safety, security, and emergency response will be addressed by the Select Board during their public hearing.

The project will include clearing and grubbing of wooded areas, removal of existing vegetation, and grading activities to prepare the site construction. Retaining walls will be installed to support the grade changes and approximately 905,000 square feet of land will be disturbed. Construction activities will include installation of the BESS and substation, drainage infrastructure, access drives, and associate site features including stormwater managements systems, with detention basins, infiltration basins and drainage pipes and structures. No activities are proposed within jurisdictional wetland resource areas, or within the 100-ft. buffer zone. The project does require a National Discharge Elimination Systems (NPDES) permit and the development of a Stormwater Pollution Prevention Plan (SWPP). An environmental inspector will perform site inspections in accordance with the construction procedures and environmental policies, the project SWPP, and with Federal, State, and Local permit requirements and

conditions. Erosion controls will be installed as part of Best Management Practices to minimize the disturbed areas and control the site perimeter.

There was further discussion regarding the Operation and Maintenance plan, wildlife impacts, and wellhead protection and buffer zones. The Commission's consultant is reviewing this project and will discuss their report at the next meeting.

BS: Motion to open the public portion of the hearing

LB 2nd the motion

In Favor: 4 Opposed: 0

Passes: 4-0

BS: Motion to continue to February 10, 2026

LB 2nd the motion

In Favor: 4 Opposed: 0

Passes: 4-0

ADMINISTRATIVE

Minutes

BS: Motion to approve the minutes for January 13, 2026 as written.

LB: 2nd the motion

In Favor: 4 Opposed: 0

Passes: 4-0

New Business

With all of the recent snow, the deer are out foraging for food. The Commission would like to remind all homeowners not to feed them "corn", and to refrain from chasing, following or stalking them as they traverse our neighborhoods.

9:11pm

BS: Motion to adjourn

LB: 2nd the motion

In Favor: 4 Opposed: 0

Passes: 4-0

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 27, 2026
Town Hall Community Room
7:00pm

PUBLIC HEARINGS

1. **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 January 13, 2026.**
2. **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 January 13, 2026.**

PLEASE NOTE THAT THE APPLICANT SUBMITTED A REQUEST TO CONTINUE THE HEARING UNTIL FEBRUARY 10th, 2026.

3. **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. *Advertised in the Lowell Sun January 20, 2026.*

ADMINISTRATIVE

4. Approval of Minutes: January 13, 2025
5. Correspondence:
6. New Business: Topics that the Chairman did not reasonably anticipate would be discussed.
7. Old Business

ADJOURN

POSTED ON TOWN WEBSITE CALENDAR JANUARY 22, 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.