

Lincoln Conservation Commission (LCC) Public Meeting Minutes

January 7, 2026

Approved: January 28, 2026

This Public meeting was held virtually, pursuant to Chapter 2 of the Acts of 2025 which extends through June 30, 2027, the ability of public bodies to meet in a fully remote or hybrid manner.

Members Present: Ari Kurtz (Chair), Becca Fasciano, Mark Masterson (left between 7:45-8:00), Joe Miller, Kathleen Shepard, Laura Regrut, and Ross Tucker

Conservation Staff: Michele Grzenda, Conservation Director, Stacy Carter, Conservation Planner

The meeting opened with Ms. Fasciano reading the Commission's Land Acknowledgement: *The Lincoln Conservation Commission gratefully acknowledges that we are meeting on the unceded land of Indigenous Peoples including the Agawam, Massachusetts and Pawtucket. We acknowledge the truth of violence, displacement, and forced migration perpetuated on these people. We are working to build practices and opportunities that will honor and support the continued struggle for equality, justice and liberation of Indigenous Peoples in and around our community. We also strive to preserve and protect these lands which are currently under our care.*

7:02 p.m. Public Participation

The Chair invited questions and comments about items not otherwise on the agenda. No one participated.

7:04 p.m. – Review and Approve Minutes from 12/10/25

Motion by Ms. Fasciano to approve the 12/10/25 minutes; seconded by Mr. Masterson; roll call vote: each member responded Aye.

7:05 p.m. Correspondence & Announcements

- MassDOT Enforcement Order Update – DOT requested a continuance and this will be discussed on 1/28/26.
- Keolis Request for Superseding Determination of Applicability – Railroad Right of Way Vegetation Management – The MBTA has appealed the Commission's Determination of Applicability that was issued on 12/1/25 for the MBTA's Vegetation Management Plan. The Commission did not grant permission for use of mechanical vegetation control methods. DEP is in receipt of this appeal, and staff attended a virtual meeting with DEP and MBTA representatives on 1/5 to discuss the appeal and Determination.
- 76 Old Sudbury Road – discussion postponed to 1/28 meeting.

7:07 p.m. Request for Determination of Applicability: 18 Old Cambridge Turnpike; O. Lienqueo

The Applicant, Ondrea Lienqueo, submitted a Request for Determination of Applicability for permission to extend a deck at 18 Old Cambridge Turnpike within the 100-foot Buffer Zone (Parcel 112-5-0). The deck would be extended by 8.5 ft, resulting in an approximately 45 sq.ft. increase in semi-pervious surface in Buffer Zone. All work would be conducted by hand on existing lawn and paved path, and straw wattles would be installed between the work area and wetland edge. Motion by Ms. Fasciano to issue a Negative 5 and 6 Determination of Applicability permitting the project as described, with conditions to include a pre-construction erosion control inspection and no stockpiling in the 100-foot Buffer Zone. Seconded by Mr. Miller; roll call vote: each member responded Aye.

7:17 p.m. Cont. Notice of Intent: 27 Canaan Drive (DEP #203-0998); J. Briedis (owner absent); Kyle Cormier, Oxbow Associates

At the Commission's last meeting, the Applicant proposed replacing the collapsed stone culvert with two 12-foot long, 30-inch wide culverts. After site visits, Conservation staff expressed concerns that these large culverts would not fit within the relatively narrow stream banks on both sides of the culvert. The Applicant has since submitted a revised narrative proposing the installation of two 18" culvert pipes in order to fit the culverts within

the Bank and to provide space for utilities. MassDEP has expressed no concerns about the project as described. The Applicant's narrative addresses the MA Stream Crossing standards and how they are being met to the maximum extent practicable.

Motion by Mr. Tucker to close the hearing and issue an Order of Conditions permitting the project as described, with conditions including, but not limited to, a pre-culvert replacement site visit, use of erosion controls, and all work shall be done in the dry. Seconded by Ms. Regrut; roll call vote: each member responded Aye.

7:25 p.m. Administrative Items, Cont.

- Codman Farm – Request to Remove Tree (Parcel 161-12-0) (Vote Expected) – Codman Farm requests permission to remove a large, dying crabapple tree from the police pasture field – according to Pete Lowy (farmer), the tree is dropping limbs into the cultivated flower field. Motion by Ms. Fasciano to approve the removal pending confirmation with DPW. Seconded by Ms. Regrut; roll call vote: each member responded Aye.
- Request to Amend Tree Removal Policy for Trees in Wetlands and Buffer Zone (Vote Expected) – The owner of 136 Weston Road has reached out to Conservation staff with a request to remove 2-3 hazardous trees (one oak and one double trunk oak) within Buffer Zone. Staff have already administratively approved the removal of five hazardous trees on this property. Under the Commission's Tree Removal Policy, approvals for private property are "cumulative per property – if staff have already approved 5 removals, the landowner must file a wetlands permit application (RDA/NOI) for Commission review of the proposed removals." Staff suggest that the Commission modify this policy so that it reads "if staff have already approved 5 removals, the landowner must request permission from the Commission for the proposed removals." In this way, landowners with several hazardous trees over the 5 tree limit could get permission to remove them without having to go through the lengthy permitting process. Landowners would still be required to meet replanting requirements as described in the Tree Removal Policy.

Discussion ensued. Mr. Tucker suggested the Commission:

- add in **BOLD** "Property which is not a Single Family Property: Conservation staff may administratively approve the removal of up to 10 hazard trees within Jurisdictional Areas from **any such property per year**".
- Remove "If more than 10 hazard trees have been identified for removal in any one year, the owner/applicant can request that the Commission permit staff to grant administrative approval to a specified greater number of trees in that year." and "if staff have already approved 5 removals, the landowner must file a wetlands permit application (RDA/NOI) for Commission review of the proposed removals."

Motion by Mr. Kurtz to amend the tree removal policy as discussed; seconded by Mr. Tucker; roll call vote: each member responded Aye. Mr. Tucker offered to review the amended policy once finalized.

Motion by Mr. Kurtz to allow staff to authorize the removal of 2 trees at 136 Weston Road; seconded by Ms. Shepard; roll call vote: each member responded Aye.

8:00 p.m. Request for Certificate of Compliance: 79 Page Road (203-838)

At the Commission's last meeting, the Commission discussed a deed restriction as it related to the 2011 Order of Conditions #203-0838 for work completed at 79 Page Road (a pool and associated landscaping in the Buffer Zone). Because there was to be extensive work in the 100-foot Buffer Zone, the Commission required (1) 3,800 s.f. of lawn within the Buffer Zone to be restored with native vegetation, (2) granite bounds and metal pins to be installed along the edge of the newly restored Buffer Zone area, and (3) upon completion of the hardscape pool and terrace, the execution by the Applicant and recording of a Grant of Conservation Restriction to the Commission, providing that the portions of the site designated as a "naturally vegetated buffer strip" on the plan reviewed in 2011 would remain in its natural state.

The Commission reviewed and approved a deed restriction drafted by the previous owner's attorney, and the deed restriction has been recorded. The other items required for close-out of Order of Conditions #203-0838 have also

been completed. However, in late 2025 Conservation staff noticed that the current owners installed a pop-up drain in the Buffer Zone restoration area, and this drain was causing erosion down the back slope of the restoration area. The owners have since had the drain removed, but the eroded channel can't be fixed until spring when the ground thaws. At the last meeting, staff recommended that the Commission wait until this erosion is fixed to close out OOC #203-0838.

Since that meeting, the previous owner has requested that, since all of the requirements of OOC #203-0838 have been completed, staff recommend the Commission vote to issue a Certificate of Compliance closing out the OOC. Motion by Mr. Kurtz to issue a Certificate of Compliance closing out Order of Conditions #203-0838; seconded by Mr. Masterson; roll call vote: each member responded Aye.

Staff recommended that the Commission issue an Enforcement Order to ensure that the erosion in the restoration area is still resolved – the new owners are amenable to this. Motion by Mr. Kurtz to issue an Enforcement Order requiring that the erosion relating to an unpermitted roof drain in the Buffer Zone is restored no later than June 1, 2026; seconded by Mr. Shepard; roll call vote: each member responded Aye.

7:58 p.m. Informal Discussion: 7 Todd Pond Road

At the Commission's last meeting, the Commission informally discussed a request by the owner of 7 Todd Pond Road, Nora Iluri, to build a carport. Ms. Iluri initially proposed construction of a carport on existing pavement within Buffer Zone. Since the structure would be entirely on existing pavement, staff determined that the project would likely only need review under an RDA. However, the proposed carport location would be within zoning setbacks for the property, so Ms. Iluri's builder has suggested moving the carport further back out of setbacks and closer to wetlands (approximately 37 feet from the nearest wetland flag – this area is marked with spray paint on photos that staff took). Staff told Ms. Iluri that the Lincoln Wetlands Protection Bylaw discourages new structures within 70-feet of the wetland edge. Staff suggested the Commission could send a memo to the ZBA indicating that due to the close proximity to the wetland, the Commission could not permit such a structure in the location where it would meet ZBA setbacks.

At the last meeting, the Commission recommended that staff have informal conversations with the Building Inspector and ZBA staff to determine whether (1) the Zoning Bylaw allows the board to consider issuing a variance to build the carport within the front yard setback on existing pavement and (2) there is an appropriate way to provide Conservation's concerns to the ZBA. Staff have met with ZBA staff and drafted a letter for the Commission to review.

Motion by Mr. Kurtz to approve the Commission sending a letter supporting Ms. Iluri's request for variance pending staff's review of Ms. Iluri's ZBA application; seconded by Mr. Tucker; roll call vote: each member responded Aye.

8:23 p.m. Public Input Sought for Lincoln Road/Stony Brook Culvert Replacement

The culvert along Stony Brook under Lincoln Road consists of a small stone box culvert which constricts streamflow, impedes aquatic organism passage, and exhibits signs of structural failure. The structure is also partially obstructed by accumulated woody debris and displaced stones, with evidence of missing and falling masonry that further reduces hydraulic capacity and increases the risk of failure during storm events. Conservation Department staff are working with Charles River Watershed Association to apply for a grant which will fund the 75% design and permitting of a new culvert. Future funding cycles will be sought for the construction of a new culvert. The ultimate goal at completion is to improve roadway safety, increase hydraulic capacity, restore aquatic connectivity, and support climate resilience through modern, nature-based infrastructure solutions. No public comments were received. The Commission will present this project again at their January 28th meeting.

8:30 p.m. Public Input Sought for Proposed Mt. Misery/Route 117 Boardwalk Project (Parcel 159-20-0) – Conservation staff submitted a request to the Community Preservation Committee (CPC) on behalf of the Commission for funds to help design and permit a 1,000-foot long boardwalk between the Mt. Misery parking lot and the Lincoln Canoe Landing. The existing trail in this area is flooded through much of the year, and is otherwise uneven and covered with tree roots. A boardwalk would provide an important improvement to this segment of trail – the area is part of the regional Bay Circuit Trail and is an important trail connection along Route 117 to Concord’s Nine-Acre Corner. Improving the connection between the Mt. Misery parking lot and Canoe Landing was identified in the Bike and Pedestrian Advisory Committee’s (BPAC) 2024 Master Plan as a “Key Initiative”. The trail is considered both an important connection and a network gap in BPAC’s Master Plan.

No public comments were received. The Commission will present this project again at their January 28th meeting. Ms. Grzenda will send Mr. Tucker additional information on this project to share with the River Stewardship Council.

8:34 p.m. Benesch Vegetation Management Plan (VMP) Review and Public Comment Period
Ms. Grzenda reviewed Benesch’s 2025-2030 VMP prepared on behalf of Keolis. MDAR is holding a virtual public comment hearing on 1/8/26 and written comments are due on 1/9/26. The Commission reviewed the draft comments which Ms. Grzenda prepared. Discussion ensued. Motion by Mr. Kurtz to submit this public comment letter on behalf of the Commission; seconded by Ms. Shepard; roll call vote: each member responded Aye.

Meeting adjourned at 9:30 p.m.