



## KOULAS FARM TASK FORCE

Filed with Town Clerk:

*DATE:* Wednesday, January 3, 2024

*TIME:* 6:00 p.m.

*PLACE:* Chelmsford Town Hall

*ROOM:* Conference Room 200

*ADDRESS:* 50 Billerica Road  
Chelmsford, MA 01824

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### MEETING MINUTES

#### Attendees

Town Manager Paul Cohen	present
Michael Raisbeck	present
John Swenson	present
Sue Obendorf	present
John Ray	present
Michael Chludzinski	present
James Dowd	present

#### 1. Introductions

- Town Manager Cohen introduced the Task Force members

#### 2. Discuss Task Force purpose and path forward

- Town Manager Cohen discussed the purchase of the Koulas Farm at Town Meeting as Open Space, see attached Town Meeting Vote handout. The “Koulas Task Force Charge” was discussed as well as the legislative definitions of “Open Space” and “Recreational Use”, see attached Charge and Definitions handouts.

#### 3. Public comment

- Koulas Family was very thankful to the town for purchasing as open space and stated wishes that use of land be geared towards remaining as open space for existing wildlife with hiking trails for use of public. Family also asked that “Koulas Farm” signage be provided for whatever use is decided upon. Town Manager noted that all prior open space projects have clearly displayed the name of the original property.

- A representative of Weston Nurseries expressed interest in leasing plot along highway for use in expanding their nursery operations.
- Parlee Farm representatives stated interest is leasing land for agricultural purposes similar to Sheehan Farm lease.
- Chelmsford Community Gardens suggested part of farm be utilized for community gardens.
- Newhouse Wildlife Rescue representatives stated interest in utilization of part of property for wildlife rescue facility.
- Town Manager noted that the Town has recently received requests for Pickleball courts as well as Cricket fields

#### 4. Next steps

- Town has hired a company to flag the wetlands.
- DPW will continue clean up of out buildings, old cars and farm equipment
- Town is progressing with process for demolition of the house
- Task Force members will be provided with a tour of the property tentatively scheduled on Saturday 1/20/24

#### 5. Election of Officers

- Michael Raisbeck elected as Chairperson
- Phil Stanway elected as Vice-Chairperson
- James Dowd elected as Clerk

#### 6. Set next meeting date(s)

- January 17, 2024 at 6:30 pm at Town Hall

#### 7. Adjourn

- Meeting adjourned at approximately 7:20pm

Meeting Minutes taken by: James Dowd



***Town of Chelmsford***  
50 Billerica Road  
Chelmsford, MA 01824-2777  
978.250.5200

## Koulas Farm Task Force Composition

- Agricultural Commission: Michael Raisbeck
- Chelmsford Open Space Stewards: Phil Stanway
- Conservation Commission: John Swenson
- Neighborhood Resident: Sue Obendorf, 1 Canter Road
- Neighborhood Resident: John Ray, 223 Pine Hill Road
- Chelmsford Resident: Michael Chludzinski, 9 Chestnut Hill Road
- Chelmsford Resident: James A. Dowd, II, 309 Pine Hill Road

## **Koulas Farm Task Force Charge**

The Task Force will provide recommendations to the Town Manager for the open space use, including agricultural purposes, for the Town-owned land acquired through the Community Preservation Fund, located at 185 Pine Hill Road. This includes the main 25.20-acre parcel and the 6.50-acre parcel located across the roadway. The Task Force shall conduct public input sessions and other community outreach. The plan may include parking locations for visitors, marked trails, agricultural use, and emergency access.

## KOULAS FARM TOWN MEETING VOTE

**ARTICLE 7.** MOVED that that upon the recommendation of the Community Preservation Committee, the Town appropriate \$4,163,900 for the acquisition by purchase, gift, eminent domain, or otherwise, four parcels of land containing 41.91 acres, more or less, in total, one parcel which is identified as 185 Pine Hill Road, shown as Lot 1 on Assessors' Map 91, Block 321, and more fully described in a deed recorded in the Middlesex North Registry of Deeds in Book 34200, Page 69, another parcel which is bordered by Pine Hill Road, shown as Lot 5 on Assessors' Map 91, Block 362, and more fully described in a deed recorded with said Registry of Deeds in Book 34200, Page 69, another parcel which is located off of Hunt Road and bordered by Interstate 495, shown as Lot 4 on Assessors' Map 91, Block 378, and more fully described in a deed recorded with said Registry of Deeds in Book 34200, Page 69, and another parcel which is bordered by Hunt Road, shown as Lot 3 on Assessor's Map 91, Block 378, and more fully described in a deed recorded with said Registry of Deeds in Book 971, Page 366, **said parcels to be held for the purpose of open space, including, without limitation, for agricultural purposes,** including related appraisal, survey, and legal costs, and other costs incidental and related to said acquisition, and to authorize the Select Board to enter into leases and other agreements with third parties for the purpose of allowing use of said property for agriculture; that the Select Board is authorized to convey a perpetual restriction in said parcels that meets the requirements of G.L. Chapter 184, Section 31, as required by G.L. Chapter 44B, Section 12 (a), as amended, and that said restriction may be granted to any organization qualified and willing to hold such a restriction in accordance with G.L. Chapter 44B; that to meet this appropriation, the Treasurer with the approval of the Select Board is authorized to borrow \$4,163,900 under General Laws Chapter 44, Sections 7 or 8, or Chapter 44B, Section 11, or any other enabling authority; and that the Select Board and Town Manager are authorized to take any other action necessary or convenient to acquire said parcels.

## COMMUNITY PRESERVATION ACT DEFINITION OF "OPEN SPACE"

"Open space", shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.

## COMMUNITY PRESERVATION ACT DEFINITION OF "RECREATIONAL USE"

"Recreational use", active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. "Recreational use" shall not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.

# 185 Pine Hill Road



1" = 704.5650608497901 ft



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Chelmsford, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/06/2023  
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.