



## KOULAS FARM TASK FORCE

Filed with Town Clerk:

*DATE:* Wednesday, January 17, 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

- M. Raisbeck called the meeting to order and outlined the meeting with collecting comments, discussing reasonable uses and next steps.

#### 2. Meeting Minute Approval

- Meeting Minutes from 1/3/24 were approved by unanimous vote.

#### 3. Public comment

- Chelmsford Grow-A-Row suggested part of farm be utilized for community gardens. Group grows produce for Chelmsford neighbors in need.
- Newhouse Wildlife Rescue representative Jane Newhouse stated interest in utilization of ½ acre of property for wildlife rescue facility. Area of current house was suggested and it was noted that all animals cared for are wildlife not domestic animals. There was discussion of wildlife conservation falling under agriculture or other conforming uses.

- Jim Connolly of Weston Nurseries expressed interest in leasing plot along highway for use in expanding their nursery operations.
- A suggestion was made that walking trails be ADA compliant as there are no other ADA compliant trails in town.
- A suggestion was made that 1 acre of the property be used for a pet cemetery.
- A comment noted that the area is a current habitat for wildlife that should be maintained, as well as for native plants.
- It was noted that hilly area bordering “paper street” could be a potentially viable location for a community sledding hill.
- The Koulas Family expressed interest in uses similar to that of Warren-Pohl Farm hiking trails for use of public. Family also asked that “Koulas Farm” signage be provided for whatever use is decided upon, which Task Force members stated would be included.

#### 4. Discussion

- Group discussed that proposals for uses will need to include provisions for infrastructure needs and funding. Public water supply for agriculture can be challenging.

#### 5. Task Force Walkthrough

- Task Force will take a walk through of the property on Saturday 1/20/24 at 10am
- Maps of the area were provided to task Force Members and reviewed
- Group on walk through will categorize areas on maps as follows:
  - High grade agricultural
  - Low grade agricultural (haying)
  - Wetlands
  - Forested
  - Rocky

#### 6. Next Steps

- Town will set up an email address for community input

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

- January 31, 2024 at 6:30 pm at Town Hall

#### 8. Topics for Future Meetings

- Task Force will be looking for proposals in the near future. Format and timing of proposals to be discussed at next meeting.

#### 9. Adjourn

- Meeting adjourned at approximately 7:20pm

