



## KOULAS FARM TASK FORCE

Filed with Town Clerk:

*DATE:* Wednesday, February 7, 2024      *TIME:* 7:00 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	not present
Sue Obendorf	not present
John Ray	present
Michael Chludzinski	not present
James Dowd	present

#### 1. Meeting Minute Approval

- Meeting Minutes from 1/31/24 were approved by unanimous vote.

#### 2. Public comment

- Resident of 5 Lady Slipper Lane expressed concern about potential for increased traffic and related issues on paper road between rear of his property and West border of Koulas Farm property.
  - Mike Raisbeck stated that parking will be off Pine Hill Rd near current house with plenty of visibility from road for police and others to avoid issues.
  - Phil Stanway explained that trails have and will be set out at least 50 ft from property lines and in the case of trails along paper road they are at the bottom of the hill much further than 50 ft from border.

- Jim Dowd stated that Task Force discussion at last meeting noted proximity of paper road/West property line to Lady Slipper houses and that all decisions in that area should keep in mind maintaining privacy for those residents.
- Resident of 5 Lady Slipper Lane stated that Amazon and other delivery drivers on paper road are an ongoing problem.
  - Task force noted that improper access to road is an issue for the Town to address not this group but noted the Task force has no intention of using the road for access by general public for use of the property.
  - Town Manager Cohen stated that the Town has no intention of modifying the paper road as it is a private road owned to the middle line by abutters.
- A letter was presented on behalf of the resident of 71 Thomas Dr. relating to the paper road, see attached.

### 3. Trail Layout Discussion

- Phil Stanway provided an update on the start of laying out trails. A trail has been marked out on a loop on perimeter (50' off) running along East border, turning left along North border to base of hill then proceeding South to the house. Trail is .6 miles long.
- The trail needs to be reviewed by the Conservation Commission. Mike Raisbeck will arrange review.

### 4. Invasive Species

- Stewardship Group performs removal of invasive species in Town
- Invasive species will need to be burned on site as removal is cost prohibitive
- Invasive Species control will be an ongoing activity

### 5. Solicitation of Expressions of Interest

- Proposals for Expressions of Interest will be presented on March 6 in Room 204 at 7pm.
- Draft of the Request was reviewed in the meeting
- Notice of the request for presentations will be publicized via Town Website, Posting of Agenda, Town Social Media and mailings to abutters.
- Early submissions of Expressions of Interest will be preferred for preparation
- Town has set up an email address for communications with the Task Force which will also be used for submission of the proposals: [KoulasFarm@chelmsfordma.gov](mailto:KoulasFarm@chelmsfordma.gov)

### 6. Next Steps

- After proposals report to Select Board and Request Formal Proposal if required
- Demolition of house within next month or two
- Fire gate installation at driveway

- Continued clean up of the property by DPW

7. Set next meeting date(s)

- March 6, 2024 at 7:00 pm at Town Hall for Public Forum for Expressions of Interest
- March 20, 2024 at 7:00 pm at Town Hall

8. Adjourn

- Meeting adjourned at approximately 7:54 pm

Meeting Minutes taken by: James Dowd

February 7, 2024

To whom it may concern:

Subject: Koulas Farm

My name is John Christensen, owner of 71 Thomas Drive. I am out of state currently and have asked Travis Whitehouse of 73 Thomas Drive to present this on my behalf.

My wife Rachel and I purchased and occupied 71 Thomas Drive in March of 2020. The "Paper road" as described in the agenda has been a concern since we moved in. On our property, the paper road is the shared driveway with 73 Thomas Drive. We have a small child, age 4 who is learning to ride a bicycle. She can often be seen playing in the area at the top of this driveway. (under adult supervision because it is dangerous). Some of the frequent users are respectful and crawl along cautiously. Others, drive rapidly up and down my driveway like it is a normal public road.

To date, in dealing with this issue we have done the following:

1. erected "Private Road" signs at the driveway entry point from Thomas Drive and the interface of property line with 73 Thomas Drive.
2. Frequently editing (attempting to edit) google maps.
3. Flagged down disrespectful drivers and noted to the Amazon delivery people that the access from Pine Hill is not a road.

These efforts have done little to reduce the traffic. Amazon, UPS drivers and Homeowners on Lady Slipper lane or Pine Hill are among the frequent users. , along with those looking to access west bound Pine Hill Road or Northbound Thomas Drive.

As pointed out by the Chelmsford Open Space Stewardship, development of this area will bring traffic to my driveway. This is unacceptable and can be planned for as part of the development process.

The town could do several things immediately to curtail this.

1. Erect Dead end signs along Thomas Drive.
2. Erect signage along the Pine Hill road interface with the paper road.
3. File official town requests to remove the paper road with Google and Apple.

I'm sure no one in this room would like their driveway used as public way.

Thank you,



John Christensen