

**CITY OF MARLBOROUGH
CONSERVATION COMMISSION**

Minutes

**October 19, 2006 (Thursday) 7:00 P.M.
3rd Floor - Memorial Hall**

Present: Edward Clancy-Chairman, Dennis Demers, Lawrence Roy, John Skarin,
Michele Higgins-Associate Member and Priscilla Ryder-Conservation Officer

Absent: Allen White and David Williams

Public Hearing(s)

Notice of Intent (Continuation of Public Hearing)

137 Cullinane Dr. - Iris Ferrecchia

Proposal to install a temporary dock and repair an existing wall on Ft. Meadow.
At the applicant's request this item was **continued to Nov. 2, 2006**

Notice of Intent (Continuation of Public Hearing)

397 Williams St. - Fidelity Corp. Real Estate.

Roy Tiano of Edwards and Kelsey provided a revised plan and cross section for work in the buffer zone. They will replace the cape cod berm with a bread loaf berm. They are not planning on installing guardrail and therefore, as requested will add the bread loaf berm. The Commission noted that the back of the parking area is also much closer to the wetland than is depicted on the plan. The wetland does wrap around the entire parking lot on the northwest corner. This area will also need to have the bread loaf berm rather than the cape cod berm. The plan calls for haybales and silt fence, but only haybales exist today on the site, these needs to be corrected. It was noted that some plans are in metric and some in English, these need to be corrected to all English measurements. After some discussion, the Commission closed the hearing and reviewed the draft Order of Conditions. After some discussion and some amendments, the Commission voted 4-0 to issue the Order of Conditions as drafted and amended.

Notice of Intent (Continuation of Public Hearing)

362 Elm St. - First Colony Development Co. Inc.

Proposal to construct a flex industrial building with parking and drainage near wetlands. At the applicant's request this item was **continued to Nov. 2, 2006.**

Notice of Intent (Continuation of Public Hearing)

Donald Lynch Blvd. (Map 50, Parcel 7B of the Zoning Assessor's Maps) New England Development LLC

Proposal to construct a 60,000 sq. ft. retail space on a 7.09 acre parcel. Filling of an isolated wetland (non state jurisdiction) is proposed with a replacement area proposed on Donald Lynch Blvd. (Located between the motel and I-290). At the applicant's request this item was **continued to Nov. 2, 2006**

Notice of Intent (Continuation of Public Hearing)

Rte. 20 and Glen St. - Marlborough/Northborough Land Realty Trust

Proposes to construct a retail store with associated parking utilities and drainage next to a wetland area. At the corner of Glen St. & Rte. 20. At the applicant's request this item was **continued to Nov. 2, 2006**

Notice of Intent

185-191 Mill St. - Tom Teager of Fore Kicks II, Inc.

Tom Paris of Connorstone Engineering was present to explain the plan and the information outlined in the Notice of Intent. The project includes bordering vegetated wetlands and riverfront areas. At the entrance roadway, a retaining wall will need to be built to protect the embankment near a small isolated wetland area owned by the State Dept. of Conservation and Recreation. They will be seeking permission to cross under the railroad tracks with utilities. The project consists of a large indoor recreational facility, parking and associated drainage and utilities. As the soil in the area appears very sandy, they are proposing to infiltrate all the roof runoff through a cultech water chamber holding system. A detention basin will also be constructed for final treatment. The discharge from the basin will drain into the adjacent wetland in Southborough. The Southborough Conservation Commission is reviewing the project as well.

The Commission requested that the infiltration ports be added to the cultech chambers, so that the system can be monitored. Also, Mr. Demers inquires as to whether these systems are to be vented? It was concluded that the inspection ports would also serve as vents. Ms. Higgins asked if the applicant had used these infiltration systems before, he answered yes they have.

John Leeds, Chairman of the Southborough Conservation Commission was present and raised concerns about an existing ZBA appeal in Southborough on this site, and whether a variance would be required for water discharge. Mr. Paris explained that the water is pretreated with stormceptors prior to going into the infiltration system.

Mr. Paris also provided the Stormwater Management form and the Stormwater Operation and Maintenance Plan at the meeting.

The Commission inquired as to where snow would be disposed. Mr. Paris answered that it will be piled against the building and along the grassed area. During large storms the snow will need to be removed. The commission noted that NO dumping of snow in the detention basin is permitted.

Mr. Leeds expressed concern about the emergency access shown on the plan which will enter through Southborough. He noted that this is a residential zoned area and access would not be permitted. Mr. Paris explained that this issue had

been raised several times and he is working with the lawyers to resolve this. Ed Clancy also indicated that this issue had been raised at the City Council Urban Affairs Committee and that he is awaiting a response from legal as well.

Janice Spada of Westborough Road in Marlborough, is an abutter and expressed concerns that the emergency access proposed through Southborough would not accommodate a fire truck per her conversation with the Marlborough Fire Department. She is concerned about the visual impact the site will have to her property. She also noted that when her daughter had horseback riding lessons at this facility, the paddock areas were muddy and wet. She wanted to be sure adequate soil tests had been done. The applicant replied that they had tested at least 12 locations. She also noted there used to be a huge manure pile in the middle of the track, which they will likely encounter when excavating the site and will need to be cleaned up. She noted that there used to be a large wet pond in the middle of the site. Mr. Paris indicated that they have done test pits in both Marlborough and Southborough to determine soil types and did not find any wetland soils.

The Commission noted that there is a 5' grade change between the Marlborough and Southborough property line and requested a construction sequencing plan be provided to show how the project is to be constructed. This plan should include temporary basins and information on the soil types etc.

With the applicant's consent, the meeting was continued to the November 2, 2006 meeting to allow time for the applicant to provide the information noted above.

Discussion

- Violation
 - Italian American Club, 111 Neil St - The club has expanded its parking area beyond that originally approved. They will be submitting a request for determination for the Commission's next meeting.
 - 290 Hudson St. - will be filing a Notice of Intent (NOI) for the next meeting regarding the fill in the back yard next to wetlands.
 - 110 Boston Post Rd. - The Commission have not received a Notice of Intent (NOI). The Commission asked Ms. Ryder to follow up with a letter.

Certificates of Compliance

- DEP 212-936 481 Bigelow St. – This project is complete and all information needed has been received, the Commission voted 4-0 to issue a full Certificate of Compliance.
- DEP 212-819 74 Dufresne Dr. (Lot 11A) West Ridge Estates - This project is complete and all information needed has been received, the Commission voted 4-0 to issue a Certificate of Compliance.
- DEP 212-991 61 Littlefield Ln. - All this work has been completed, the Commission voted 4-0 to issue a Certificate of Compliance.

Extension Permits

- DEP 212-817 Lot 9A Dufresne Dr. - The Commission reviewed this request and determined that a one year extension would be appropriate at this time. The Commission voted 4-0 to issue a ONE year extension on this project.
- DEP 212-824 Crane Meadow Corp. Center - The Commission reviewed this request and determined that a ONE year extension would be appropriate at this time. The Commission voted 4-0 to issue a ONE year extension on this project.

Correspondence/Other Business

- Letter to Tony Cequeira & Manjunath Gupta, dated Oct. 5, 2006 RE: DEP 212-830 16 Bracken Dr. (Lot 1) - The Commission requested that Ms. Ryder inform Mr. Cequeira to come in at the next meeting.
- 413 Lakeside Ave. - As part of the ongoing cleanup effort for this site, the owners need to install some additional groundwater extraction wells. Ms. Ryder showed a plan with two options. The Commission noted that the option with the pipes closer to Landry Dr. would be appropriate. Ms. Ryder will have the owners file for a Request for Determination to be reviewed at the next meeting.
- Cullinane Dr. beach - Ms. Ryder showed a sketch of a wall to be built on Cullinane Dr. at the association beach. The Commission requested a bit more information on the sketch. The owners will be filing a Notice of Intent at the next meeting.
- MWRA – D'Angelo Dr. - Mary White from the MWRA spoke to Ms. Ryder and told her that the landscape maintenance company had inadvertently mowed the wetland replication area. The trees remain, but the shrubs and herbaceous layers have been removed. Their wetland consultant has investigated and determined that as it was late in the season, the herbaceous layer should be OK and will return next spring. The shrub layer may return somewhat, but the plants were heavily damaged. They will submit a letter regarding this mistake, and have taken the steps to ensure it will never happen again by posting these areas etc. The Commission will observe this work on Saturday Oct. 21st.

Meetings

- Next Conservation Commission meetings-November 2nd & 16th, 2006 (Thursdays)
- Site visit - Oct. 21, 2006 (Saturday) 8:30 A.M. - MWRA @ end of D'Angelo Dr.

Adjournment - There being no further business the meeting was adjourned at 9:15 PM.

Respectfully submitted;

Priscilla Ryder
Conservation Officer