

**CITY OF MARLBOROUGH  
CONSERVATION COMMISSION  
Minutes  
December 20, 2012 (Thursday)  
Marlborough City Hall – 3<sup>rd</sup> Floor, Memorial Hall  
7:00 PM**

Members Present: John Skarin, Acting Chairman, Dennis Demers, Allan White, Lawrence Roy, David Williams and Priscilla Ryder-Conservation Officer

Members Absent: Edward Clancy and Michele Higgins

Also present were the Hudson Conservation Commission members: Paul Byrne Chairman, Minot Wood, Terrence Joyce, and Leif Longtine.

**Public Hearings:**

Notice of Intent (Joint hearing with Hudson Conservation Commission)

706 Hosmer St. - Memorial Beach – City of Marlborough Dept. of Public Works

Proposes improvements to Memorial Beach including reconstruction within the buffer zone and a portion of wetland. A portion of the work lies within the Town of Hudson and the majority of the work is in Marlborough.

The hearing was opened by John Skarin, acting Chairman for the Marlborough Commission and by Paul Byrne the Hudson Commission Chairman.

Tom Cullen, City Engineer, and Scott Landgren from CDM Smith were present and made the presentation. Tom Cullen explained the project which involves the upgrade and improvements to the city's Memorial Beach. The city has received a PARC grant for \$400,000 which will help pay for this \$900,000 project. Work is proposed in both Hudson and Marlborough; he thanked both Commissions for holding a joint meeting. The project will include: parking lot upgrades and renovations, adding a new playground, new pathways and one bridge. Picnic area improvements, water and sewer line installations and handicapped accessible parking and water access are all part of this upgrade.

The current parking lot is wide open and not striped. The new parking lot will include a sidewalk, drainage and stripping to improve its' look and function. A new access way off Causeway St. Extension will improve traffic flow and create a better controlled access year round. The parking lot improvements include cleansing swales and sub-drains to improve the condition of the parking lot, where now groundwater seeps across the pavement. A playground is proposed on the gently sloped area below the bathhouse which is currently mowed, all this work will be outside the 20' buffer zone. A new walking path will be provided which is an improvement over what is there today. It will have a 10% grade and although a bit longer than the existing trail will be far easier to ascend. A new trail will be built which leaves the sidewalk on Hosmer St. up to the beach area. This new trail loop will be about 1/3 mile in length. Additional trees are to be planted in the parking lot islands to improve the look of the park.

The handicapped accessible parking area off Causeway St. Extension will be constructed to accommodate two cars. This is located on the Hudson section of this property. In addition to a well-defined handicapped parking area, some removable matting will be installed down to the beach and onto the floating docks. This matting will allow for handicapped accessibility to the beach and into the water. The beach house is to be upgraded by the facilities department and the regional high school students. Floating docks are to be added to the beach and water area. These will be seasonal dock to be removed at the end of each season, as is done at the Hudson Centennial Beach. The docks will be similar to those in Hudson.

The current bath house is serviced by an old septic system which will be abandoned. A new sewer and water connection are to be installed and cross the brook at the bridge crossing. The sewer line will connect into the sewer on Hosmer St. and follow the sidewalk around the parking lot.

The stream will be crossed with a bridge which is a 20' x 18' span. This will replace the two 36" metal corrugated pipes to be removed. The bride installation will include the installation of the wing walls outside of the wetland area and then placing the bridge span on top of this. No wetland alteration is anticipated with the bridge installation. Both the water and sewer lines will be installed under the brook; the water line will be installed on the north side and the sewer line on the south side. Work will be done when the stream is dry. A dewatering system will be necessary, Tom Cullen indicated that the contractor would be required to provide the Commission with the specifics when they came on board. The stream bed will be restored to the original grade, so there will only be temporary alteration to land under water and Bordering Vegetative Wetland (BVW) in this location.

Erosion control measures will be as follows: On the beach sand area, they will move and berm the sand on the down slope side of all work with a sand berm. Around the parking area, playground and trails, hay bales and silt fencing will be installed as shown on the plans. The schedule is not yet set, but is anticipated to start after the beach season is over in August of 2013. It will hopefully only be one construction season and will be completed before the 2014 swimming season.

The Commissions both opened it up for questions. The questions asked by the members were:

1. What will be used on the playground as ground cover? Mr. Cullen indicated they would be using wood chips.
2. What is the grade change of the parking lot? Mr. Cullen answered that it is a smaller parking lot. They are pulling the pavement back from the brook area and adding a cleansing swale in the middle of the parking lot and at the downhill edge for water quality improvement. They will also be installing a sub-drain in order to help convey the high groundwater table. Because of the high ground water, there are no formal drainage catch basins.
3. How to manage area for the winter? Ice fishing? Mr. Cullen replied that this property would be managed similar to other conservation land areas, a small area will be plowed for parking (plowed a day or two after a storm), but the trails will not be plowed in the winter.

4. Mr. White asked whether during extreme snow winters if excess snow will still be placed in this area. Mr. Cullen was unaware of this practice and will check into this.

The Chair opened the discussion up to the audience:

- a. Garry Pelletier, an abutter on Lakeshore Ave. in Hudson, said that changing the access entrance may help. Currently there is a problem with people parking along the Causeway St. Extension to avoid the parking lot, or during spring training when the parking lot is closed off. He hopes this new system will help solve this problem.

The **Hudson Conservation Commission** noted that the impact to the buffer zone on the Hudson section of this project is very minimal. Chairman Byrne indicated that there were no further questions regarding the Hudson portion of this project, and the Hudson Commission voted unanimously to close the hearing and approve the portion of the project in Hudson and voted to issue a standard set of conditions. The Hudson Commission closed their hearing and left the meeting.

- b. Dick Mangus an abutter on Lakeshore Dr. wanted to know what is going on. He came in late. He noted that the area is not well patrolled and not maintained and has been a problem with parking and people accessing the beach. He doesn't like the idea of changing the entrance. He wanted to know the status of the project and if it was funded. He realized he came in late, so asked if he could meet with Mr. Cullen some other time to discuss. He objected to the plans. He was also concerned that the gates were on his property. Mr. John Skarin, explained that the traffic and parking problems are not an issue for the Conservation Commission. He noted that the Traffic Commission is best to address this issue. Mr. Cullen explained that the gates have been moved onto the city property. No impacts to Mr. Mangus property are proposed. Mr. Cullen agreed to meet with Mr. Mangus after the holiday.
- c. Lawrence Roy, Commission Member, said that there are too few handicapped accessible parking spaces. He thinks there should be more. Mr. Cullen said he'd look into that, but thought it had been analyzed by the Recreation Commission.
- d. Dennis Demers asked questions about the stream crossing, with water with a 1" copper is OK. However, he indicated that both the water and sewer lines should be sleeved, especially the sewer line given the breaks that have occurred over the years above and below the sewer pump station. Mr. Cullen said they will be sleeving the sewer line under the brook and can easily use a 2" pipe size which will be changed on the plans. Will sleeve the sewer line under the brook. 1' ½ " should be 2" . Should be changed on the plan. Sewer line force main - Mr. Cullen confirmed that his office has reviewed the plans and are satisfied with the design. Mr. Demers also suggested that the sewer pipe needs to be put in sand and not stone, so any leaks will NOT migrate as fast.

There being no further questions, the hearing was closed. Ms. Ryder was asked to draft some conditions for the next meeting for review.

Request for Determination of Applicability

215 Fitchburg St. – Assabet Valley Regional Technical High School

Proposes to install American Disability Act (ADA) compliant renovations and improvements to the high school building and campus, including some walkways. Some of this work falls within 100 ft. of a wetland.

Denise Barton, CDW consultants was present and said that the work is in the buffer zone to the stream on the northern side of the property. The school is going through a major upgrade and they are proposing to install pathways to several of the fields and ADA compliant sidewalks to the dug outs and storage shed. In one location, the walking path needs to cross a drainage swale, which will be done with a small span to allow water to continue to flow downhill. The Commission confirmed that they would maintain this swale, so it is free flowing. During the fall they may need to remove accumulated leaves. Ms. Barton noted that they did not do a delineation of the wetland, since it is well defined just beyond the fields. Ms. Ryder confirmed that no work is being proposed within the wetland area only outside the 20' buffer zone, she did inspect the site. Ms. Barton explained that they have included erosion controls in the swale and at the end of the area. Maria Donovan on the design team for the school, explained that they are doing a large systems replacement in the building which will last several years. This work will be done in one of the springs/summers and should only take a week or so.

As there were no further questions, the hearing was closed. A motion was made to issue a Negative Determination with conditions about a preconstruction meeting and inspection of the erosion controls. The Commission voted 5-0 unanimously to issue a Negative Determination with conditions.

Notice of Intent (Continued to Jan. 3<sup>rd</sup>, 2013)

637 Sudbury St. - Richard Nardo

Proposes to construct a private road intended to provide access to three (3) single family dwellings (one of which is existing) and with associated utilities within the 100 ft. buffer to a Bordering Vegetated Wetland.

At the applicants request this item be continued to the next Commission's meeting.

**Certificate of Compliance:**

- DEP 212-1092 420 Maple St.

Ms. Ryder explained that the work has been completed and an as-built plan provided and she recommends that a full certificate be issued for this project. The Commission voted 5-0 to issue a full Certificate of Compliance, provided that Ms. Ryder hold it until the trash at the edge of the parking lot has been cleaned up.

**Meetings:** Next Conservation Commission meetings: January 3<sup>rd</sup> and 17<sup>th</sup>, 2013 (Thursdays)

**Adjourned** - There being no further business, the meeting was adjourned at 8:02 PM

Respectfully submitted,

Priscilla Ryder  
Conservation Officer