

**CITY OF MARLBOROUGH
CONSERVATION COMMISSION
Minutes
October 3, 2013 (Thursday)
Marlborough City Hall – 3rd Floor, Memorial Hall
7:00 PM**

Members Present: Edward Clancy-Chairman, Lawrence Roy, John Skarin, Dennis Demers and Allan White. Also present was Priscilla Ryder-Conservation Officer;

Absent: Michelle Higgins and David Williams,

Discussion:

DEP 212-1103 - Memorial Beach improvement project - Pre-construction meeting with contractor Argus Construction, Inc. as required per Order of Conditions. No-one showed. Ms. Ryder will follow up and report back to the Commission.

Public Hearings:

Notice of Intent

397 Bolton Street - The Marlborough Community Development Authority

Proposes to expand the existing parking lot including additional drainage control near wetlands.

Doug Bushman the city's housing director from the MCDA and Patrick Burke of Consulting Services were present. Mr. Burke explained that they want to expand the parking at the elderly housing property on Bolton St. He reviewed the existing conditions, location of wetlands, and current drainage. He then provided an explanation of the proposed plan which will add fill to the back parking lot to expand it to accommodate more parking. They have designed the lot to meet the stormwater standards and install an underground infiltration system to capture storm events. A Stormceptor will be installed to control water quality. The Commission expressed concern that the work was extending into the 20' buffer zone and asked if a wall could be installed instead to keep it away from the wetland. The 20' buffer zone is to be a no-disturb zone. There was discussion about the drainage and the increased impervious surface. The project cannot impact the neighbors. Where will people park during construction. Mr. Bushman explained that during construction they would provide a shuttle to a parking area to be determined for the residents. After further discussion, the Commission asked the applicant to come back with the following:

1. Confirmation from the City Engineer that it's OK to place the parking lot over sewer line,
2. Design that move the parking lot and grading out of the 20' buffer zone
3. Provide a perk test (overnight soak) and soil test to verify that the infiltration system will work
4. Add wall to the design to limit grading near wetland.
5. If underground system is installed then inspection ports are necessary on the system

The hearing was continued to the November 7th meeting.

Notice of Intent

147 Cullinane Dr. – Deborah Novicki

Ms. Novicki the owner was present and presented her proposal to remove the existing house and concrete patio and smaller retaining walls and replace the house with a 2 ½ story house and add a new wood deck, new retaining walls and new landscaping next to Ft. Meadow Reservoir. The large retaining wall along the water was inspected and has been deemed to be in good shape, so will remain. However, the deck and everything else will be removed and replaced. The footprint of the house is to be expanded and they have received a variance from the ZBA. The only change to the wall abutting the lake is to add a small deck across the corner to prevent people from falling in. The Commission discussed erosion controls and phasing plan needed since the site is so tight, this needs to be determined now. The plans also include some extensive landscaping which was also reviewed. The Commission continued the hearing to the November 7th meeting to allow time to produce the revised plans. The Commission granted permission to remove the tree now, before the permit is issued.

Notice of Intent – continuation of public hearing

Ames St. (across from Reilly Way) – Marlborough/Northborough Realty Trust

Tim Williams of Allen and Major was present. He explained that based on the previous meeting he has made revisions to the plans as follows:

- Moved clubhouse out of 50' buffer zone; - provided new location for wetland replication area; included a landscape plan showing snow storage locations; a detailed construction sequencing plan; guardrail at rear of parking area to prevent snow dumping; and planting in the buffer zone on slopes of basin.

These plans were reviewed and the sequencing and soil handling plan was discussed. The Commission is still waiting for comments from the city engineer, so the meeting was continued to the October 17 meeting. The Commission asked Ms. Ryder to draft an Order of Conditions for review at that meeting.

Notice of Intent – Continued to Oct. 17, 2013

Lakeside Ave. – Crabtree Lake Williams, LLC – Overlook at Lake Williams

At the applicants request prior to the meeting this item was continued to the October 17, 2013 meeting.

Discussion:

- Definitive Subdivision Plan - 637 Sudbury St. – Review and provide comments to Planning Board. The Commission reviewed the plans provided and noted that the plan now includes septic systems and the detention basin has moved away from the wetland which is better. A letter will be sent to the planning board to that affect.
- Concept Plan Open Space Layout - Hudson St. Subdivision – Review and provide comments to Planning Board. The Commission reviewed the preliminary plans and noted that it looks as if there is more than 5,000 s.f. of wetland impact which is above the state allowable threshold. Some of the lots

look very wet and the Commission wondered if a house would fit. A letter will be sent to the Planning Board outlining these concerns.

- Berlin Farms Subdivision – slight change to plans – Comment to Planning Board. The subdivision is almost complete. The access to the open space is now an uneven gravel area. Since the public access will not be used unless there is a connection beyond this property in the future, it was agreed that this area can be loamed and seeded for the time being until a trail system is proposed. The Commission agreed and asked Ms. Ryder to send a letter to the Planning Board conveying same.

Correspondence/Other Business:

None

Meetings: Next Conservation Commission meetings – October 17th and November 7th, 2013 (Thursday)

Adjournment: There being no further discussion, the meeting was adjourned at 9:24 PM

Respectfully submitted,

Priscilla Ryder
Conservation officer