

**CITY OF MARLBOROUGH
CONSERVATION COMMISSION
Minutes
September 5, 2013 (Thursday)
Marlborough City Hall – 3rd Floor, Memorial Hall
7:00 PM**

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

Absent: David Williams and Michele Higgins

Discussion:

7:00 PM DEP 212-949 - Ft. Meadow Drawdown – Request by Ft. Meadow Commission to do drawdown work 2013-2014.

Lee Thomson was present and stated that the Ft. Meadow Commission is requesting a winter drawdown this coming winter for weed control. The consultants working on the lake sent an e-mail dated Sept. 5th recommending that a drawdown would be helpful for weed control. The Commission asked about the need for wall repair and decided that the lake should be dropped on Oct. 15th after the long weekend, and this would allow time for anyone who wanted to do wall repair along the lake. The Commission voted unanimously 5-0 to approve the drawdown for to occur from Oct. 15, 2013 and begin refilling on March 1, 2014.

Public Hearings:

Notice of Intent - Continuation

Lakeside Ave - Crabtree Lake Williams, LLC - Overlook at Lake Williams

Mika Lassila from S.J. Mullaney Engineering Inc. was present. He provided a short recap of the last meeting. He showed an updated plan and discussed a possible gas connection to the hotel property, drainage and emergency access to Bond St. He showed a new phasing plan which clarified how all the areas are to be worked and stabilized. They will have some excess materials generated from Phase 1 and wanted to know if this could be stockpiled in the middle of the site with proper erosion controls. All materials not to be reused will be hauled off the site. Mr. Clancy expressed concern that any hauling would need to be strictly controlled to prevent mud from tracking on Rte. 20 or getting into Lake Williams. The Commission discussed the wall design, blasting requirements, construction sequencing, timing of building foundations and the erosion controls plans at length. The Commission emphasized that during construction the temporary and permanent basins must be maintained on a regular basis and before and after storm events. As required by the city council special permit an erosion control consultant must be on the project and directing the control of the site. Mr. Lassila explained that they are looking for one now and will provide that shortly. After much discussion about drain pipes, foundation drains detention basins etc. , the Commission with the applicants consent continued the hearing to the September 19th hearing to allow the applicant to provide additional information as requested and to get comments from the city engineer.

Notice of Intent - Continuation

Portion of 200 Forest St. - Avalon Bay Communities, Inc.

Steven Gorning and Lars Uhejem of Avalon, David Gadbois their attorney, and Tim Paris of H.W. Moore were all present. Mr. Gorning provided an overview of the site and recapped the previous meeting. They provided a color coded construction sequencing plan, showing Phase 1 divided into zone A & B, and then Phase 2 as zone C with a smaller Phase 3 shown as zone D. The Commission discussed a definition for stabilization which will need to be included in the plan and in the Order of Conditions. Before the applicant can move to the next phase the previous phase must be stable. The Commission emphasized the need to have control of the site and wanted to be sure the City Engineer is on board with this plan as well. They showed a cut and fill plan detail. Approximately 70,000 yards of soil will be exported which equates to 2,600 dump truck loads. The truck route has not yet been defined; the Commission said they would want to see that. Tim Paris went over the details of the phasing and sequence plan as shown. The Commission noted that for this project, the contractor chosen would need to attend a Commission meeting to describe what they will do, since this is a complicated site and contractors often have different approaches. The contractor will be required to provide the means and methods to meet the erosion control goals. . This will be a condition of the Order of Conditions. Other items discussed were the concrete wash stations, construction of detention basin, drainage to various parts of the site and how they will be controlled, pumping system to be used and the various building types and foundation drain locations. After additional discussion, the Commission with the applicants consent continued the hearing to the September 19th meeting, so the applicant can revise the plans as needed and get comments from city engineer. If all is submitted, Ms. Ryder was asked to draft some conditions for that meeting as well.

Draft Order of Conditions:

DEP 212-1116 Between Rte. 20 and Old Lakeside Ave. - Crabtree Lake Williams LLC, landscape beautification. The Commission reviewed the draft conditions provided for this project and made some minor changes. The Commission voted 5-0 to issue the Order of Conditions as drafted and amended.

Correspondence/Other Business:

The following items were reviewed and acknowledged and the Commission voted to accept and place on file.

- Reminders - Conflict of Interest – please turn in your Certificate and Acknowledgement of Receipt, if you haven't already.
- Letter from OARS, dated July 29, 2013 RE: OARS' 27th Annual River Cleanup – Sept. 21, 2012, Saturday, 9:00 AM

Meetings – Next Conservation Commission meetings – September 19th and October 3rd, 2013 (Thursdays)

Adjournment-There being no further business the meeting was adjourned at 9:18 PM

Respectfully Submitted,
Priscilla Ryder
Conservation Officer