

**CITY OF MARLBOROUGH  
CONSERVATION COMMISSION  
Minutes  
April 7, 2016 (Thursday)  
Marlborough City Hall – 3<sup>rd</sup> Floor, Memorial Hall  
7:00 PM**

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

**Absent: None**

**Minutes:** The minutes of March 24, 2016 have not been finalized, so this item was continued to the next meeting.

**Public Hearings:**

Request for Determination of Applicability

64 Varley Rd. – Nicholas Belland is the contractor

He explained that he was going to add a 12' x16' deck to the back of the house. The only disturbance to the ground will be the installation of the support posts. The area is right up against the house and well away from the wetland. The Commission reviewed the plans and voted unanimously 7-0 to issue a negative determination with standard conditions for notification.

Notice of Intent

420 Maple St. – Marlborough Maple Real Estate Trust c/o Creative Development Co.

Andrew Truman and Peter Wood from Samiotes Consultants, Inc. were present.

They explained that they would like to add an addition to the existing building to expand the “adult day care” facility. The area is existing pavement, so there will be no additional stormwater runoff, however they are proposing a dry well to recharge the roof drainage. The foundation will be dug, but they will need to import material since they won't have enough on site. (Charlotte Maynard the owner arrived).

They agreed to clean it up. Erosion controls will consist of straw wattles along the fence line and will be installed prior to any construction. Other items discussed

were the trash along the back fence and the old cars parked in the back. Ms.

Maynard explained that they would be moving the dumpsters to one enclosed

fenced area at the back of the property and will clean up the trash. She explained

that all the “old cars” have been “evicted” and moved off the site, so the old car

storage should no longer be a problem. After some discussion the Commission

closed the hearing and asked Ms. Ryder to draft conditions for the April 21<sup>st</sup> meeting.

## Notices of Intent – (4 individual house lots) (Continuations)

### Slocumb Ln. – Slocumb Realty LLC

Peter Lavoie from Guerrier and Halnon was present representing the owners Fafard Real Estate Dev. He presented plans showing revisions to the slopes of the four houses (#69, #79, #78 and #90) in question. The plans show a 40' no disturb zone and all back slopes are now 2:1 slopes with rip rap. The toe of all slopes is at least 5' from the property line or buffer zone limit as shown. He went through each lot as follows:

#90 - Mr. Lavoie explained that Scott Goddard will be certifying the Vernal Pool per the original order requirements. They are not proposing any grading within the 100' buffer zone, it will have a 2:1 armored slope with a fence at the top. The Commission discussed a use restriction below the slope to allow for protection of the vernal pool- i.e. it must remain in its natural state with no vegetation removal (except invasive species).

For the other three lots, they all have 2:1 slopes. Most are outside 100' buffer, but a few do encroach into it. The plans show a detailed design for the slopes and construction notes.

Chairman Clancy expressed concern with the house that it will be behind 215 Farrington Ln. The toe of slope is right near this house. This will need to be reviewed further by the City Engineer.

After some discussion, Mr. Demers expressed concern about these sites and said he is not in favor of these lots, and then the Commission continued the hearing and asked Ms. Ryder to draft conditions for the April 21<sup>st</sup> meeting for reviews.

### **Certificate of Compliance:**

- DEP 212-781 22 Balcom Rd. Ms. Ryder noted that all the deed language and other conditions have been met, but the markers have not been installed. The Commission voted unanimously 7-0 to issue the Certificate of Compliance, but asked Ms. Ryder to hold it until the markers have been installed.

### **Draft Order of Conditions:**

- West Hill Rd. reconstruction – Marlborough Dept. of Public Works. The Commission reviewed the draft Order of Conditions. They amended two conditions regarding pipe maintenance and construction sequencing. The Commission voted unanimously 7-0 to issue the Order of Conditions as drafted and amended.

### **Discussion/Correspondence/Other Business:**

- All Star Auto- Maple St.- The Commission asked Ms. Ryder to write a letter and remind the owners that they were to have filed for a permit for the work on the site. Since

nothing has been filed, further discussions with the Commission about what is acceptable on the site needs to be had. Ms. Ryder will notify them of same.

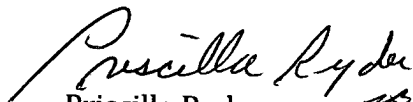
- Desert Natural Area - Ms. Ryder and Ms. Paquin explained that the beavers are back at the Desert Natural Area and are flooding the area on Old Concord Rd. which was impacted in the past. Ms. Ryder will post the entrance on either side of the dam to alert walkers to be cautious and avoid the area if needed.
- Blue Bird Boxes – Mr. Clancy built and donated two blue bird boxes to be installed on conservation land. He was thanked!

Normandy Real Estate Partners proposes to install a volleyball court near wetlands at 300 Nickerson Rd.

**Meetings** – Next Conservation meetings – April 21<sup>st</sup> and May 5th, 2016 (Thursdays)

**Adjournment** - There being no further business, the meeting was adjourned at 8:09 PM

Respectfully submitted,

  
Priscilla Ryder  
Conservation Officer