

**CITY OF MARLBOROUGH  
CONSERVATION COMMISSION  
Minutes  
December 15, 2016 (Thursday)  
Marlborough City Hall – 3<sup>rd</sup> Floor, Memorial Hall  
7:00 PM**

Present: Acting Chairman-John Skarin, David Williams, Allan White, Dennis Demers, Karin Paquin, Lawrence Roy, also present was Priscilla Ryder-Conservation Officer.

Absent: Edward Clancy

**Approval of Minutes** – The minutes of November 17, 2016 were reviewed and unanimously approved.

**Public Hearings:**

329 Boston Post Rd. - 329 Boston Post Rd. Owner LLC

Attorney Christopher Flood, Paul Ferreria representing BH Storage, and Paul Hutnak of Andrews Survey and Engineering Inc. were all present. Mr. Flood explained that the project proposes to construct a self-storage facility and associated site work and drainage near a river and wetlands. Mr. Hutnak reviewed the plans and noted that he is still working out some final details with the city engineer and fire chief. The property contains a perennial stream, bank and a small amount of Bordering Vegetated Wetland in the back area. The entire site falls within the Riverfront area. No additional impervious surfaces will be added, the new 3 story building will replace pavement in some locations. Catch basins will be retrofitted to include stormceptor 450i's to improve water quality. Current basins have no sumps and drain directly into the brook. They will infiltrate the roof drains into 4 dry wells. Test pits show gravel and sandy soil under the parking lot which will be conducive to this design.

The Commission discussed lighting, drainage, construction sequencing, water main size and utilities. They also discussed landscaping along the brook side, where the applicant proposes to add a 6' stockade fence. Snow will be removed from site during larger storms. After some discussion it was decided to continue the hearing to the January 5<sup>th</sup> meeting in order to get comments from the City Engineer, to receive the DEP file # and have Ms. Ryder look at possible landscaping along the brook and discuss same with project landscape architect Michael Radner.

The following hearing was continued to January 5, 2017-with the applicant's prior approval.

215 Fitchburg St. - Assabet Valley Regional Vocational School District (Continued to Jan. 5, 2017)

Proposes to renovate the existing running track, athletic field, football field, grandstand and associated site improvements near wetlands.

**Discussion:**

- DEP 212-1177 and 1181 Apex Center - Ms. Ryder provided an update on the wetland cleanup still in progress. She provided a map showing the locations that have been

completed and the last remaining work to be done. Weather permitting the work will be done either in the next week, if the ground thaws or wait until spring as outlined in an e-mail received today by Ms. Ryder.

- New England Wildflower Society wants to use the Desert Natural Area for a training workshop next August and has asked for permission to do so. The Commission had no objection. Ms. Ryder will submit the permission form.
- Cider Knoll Pond: The beavers are back. Ms. Ryder has received quotes for beaver trapping and a beaver pipe. Due to the ice cover now, this will need to wait until spring. Ms. Ryder will continue to monitor the beaver dam, as several neighbors are concerned with the rising water level.

An abutter to Cider Knoll Pond on McNeil Cir. has raised concerns about the cat-tails growing in the pond and taking it over. His e-mail and pictures provided were shared with the Commission. The Commission noted that this is unfortunately the process of natural succession. As cattails are not non-native invasive plants, there isn't much the Commission is interested in doing at this point. Ms. Ryder will convey these thoughts.

- Mauro Farm Subdivision open space parcel: Ms. Ryder noted that during the subdivision review process with the Planning Board, 4 parcels of land were set aside as open space. However, no further details on what to do with the open space was provided. One option is to have all the parcels conveyed to the city for Conservation purposes. The Commission was agreeable to this option if the Planning Board determines that is the best route. Ms. Ryder will send a letter to the Planning Board outlining the options and note the Commission's preference.
- 319 Boston Post Rd.- Brook Village East – Ms. Ryder met with the facilities manager for the property and noted that he wanted permission to keep the brook clear of debris and trash and to be able to clean the trash grate where the brook enters an underground pipe. As this is routine maintenance, Ms. Ryder provided a letter with approval for this work.

**Other Business/Correspondence:**

- Conservation Commission meeting dates for 2017 were provided.
- 140 Stevens St. wetland issue resolved, letter was reviewed and placed on file.

**Meetings** – Next Conservation meetings – January 5<sup>th</sup> and January 19<sup>th</sup>, 2017 (Thursdays)

**Adjournment** - There being no further business, the meeting was adjourned at 7:56 PM.

Respectfully submitted,

  
Priscilla Ryder  
Conservation Officer