

**CITY OF MARLBOROUGH  
CONSERVATION COMMISSION  
Minutes  
March 24, 2016 (Thursday)  
Marlborough City Hall – 3<sup>rd</sup> Floor, Memorial Hall  
7:00 PM**

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

**Minutes:** The Commission voted unanimously to approval of the March 3, 2016 minutes.

**Public Hearings:**

**Notice of Intent – (Continuation)**

West Hill Rd. reconstruction – Marlborough Dept. of Public Works

Mark Dascoli, Associate City Engineer, was present and explained that they had revised the plans based on drainage calculations that were requested by the Commission. Based on the calculations the drain pipe size near Ethier Cir. was enlarged from a 12” pipe to a 24” pipe. They will abandon the existing pipe and add the new pipe with additional rip rap to stabilize the outlet. The drain line on McDonough Dr. will remain as originally designed with the main at 12” and the outlet pipe at 18”. These are the two low areas near wetland. Several abutters asked questions. The owner at 123 West Hill Rd. expressed concern that she has water in her basement now and didn’t want this project to make it worse. Several other abutters asked for clarification on the design. Mr. Demers wondered if they were going to replace the water line while the roadway was being dug up. Mr. Dascoli said that was outside the scope, although there are a few sections of the waterline that keep breaking which will be replaced as part of the project, but not the full line. Mr. Demers noted that they should think about this more since it is better to do it now to protect the roadway. Mr. Allan White asked about the bedding of the pipe as that will drain some of the ground water too. There being no further questions, the hearing was closed. Ms. Ryder was asked to draft a set of conditions for the next meeting for review.

**Request for Determination of Applicability**

479 Farm Rd. - Marco Flores

Tom Reagan, the contractor, was present and explained that the owners propose to install a small addition near wetlands. The addition will be like a porch with no basement and supported with techno posts which are screwed into the ground. No digging required. The addition/shed will be 12’x12’. Under 310 CMR 10.02 2.b.1 accessory buildings like this in the riverfront area are permitted as long as they are 50’ away. The Commission voted unanimously 7-0 to issue a Negative Determination with conditions that any excess junk or piles of debris in the yard next to the brook are to be removed as part of this permit.

Request for Determination of Applicability

35 Red Spring Rd. - Robert Hause

Mr. Hause was present and explained that he would like to replace the old deck with a new deck. The old deck was removed a while ago, but the boards on the house are still there and the stone under the deck is still in place. He will put the deck on posts and it will be just outside of 25 feet from Ft. Meadow Reservoir. After some discussion the Commission voted unanimously 7-0 to issue a negative determination with standard conditions.

Request for Determination of Applicability

200 Concord Rd. – Marlboro Country Club

Tim Crimmings from the Marlborough Country Club explained that they propose to install new irrigation lines on the 9<sup>th</sup>, 1<sup>st</sup>, 4<sup>th</sup>, and 5<sup>th</sup> fairways and a small shed near the existing well close to wetlands. They had the existing well tested and found that it could generate 35 gallons per minute and is 700' deep. They will add a shed to contain the well pump system. Water costs so much now, they are requesting permission to see if this well will provide some of the water they need. They will install the irrigation pipes on the 9<sup>th</sup> fairway first to see how it works. If it works and there is enough water they will add it one by one to the other three fairways. The closest irrigation head will be 27' from the small pond. Trench work will be covered up the same day and sod replaced. The only areas to be left open for a day or more would be the sprinkler head locations. The greens will be active, so they will keep the area looking nice and have no siltation or erosion. They expect to do the work themselves or may hire S&G to do the work. They will do the work over the next few years. The Commission noted that the permit was good for three years, and they should notify the Conservation Officer when they move from one fairway to the next. After some discussion the Commission closed the hearing and voted unanimously 7-0 to issue a negative determination with standard conditions, but erosion controls are not necessary since they are going to cover the trenches right away with sod.

Request for Determination of Applicability

73 Dean Rd. - Paulo Martins

Mr. Martins was present and explained that he just bought the house and it was in disrepair and over grown. He showed picture before and after clearing around the house. He stayed out of the 20' buffer zone. He would like to remove the brambles and other plants within the 20' buffer zone and restore the area with more beneficial plants in the front of the house. In the back of the house he'd like to install arborvitaes along the 20' buffer zone and maintain grass in the back yard outside the 20' buffer zone. There was some discussion about restoration of the 20' buffer zone in front of the house and the markers that are to be installed. The Commission approved the concept plan and required that the applicant have the plant material and design approved by the Conservation Officer before installation. After some discussion the Commission voted unanimously 7-0 to issue a negative determination of applicability with standard conditions and to have the planting plan reviewed by the Conservation Officer.

## Notice of Intent

### Slocumb Ln. - Slocumb Realty LLC

Peter Lavoie of Guerriere and Halnon was present representing Fafard Real Estate Development. He explained that his client proposes to construct four houses (#69, #79, #78 and #90) on the cul-de-sac known as Slocumb Lane. Work is proposed near wetlands. A separate NOI has been submitted for each lot. However, the Commission wanted to discuss all 4 lots at once as the grading and wetland impacts are similar for each lot. The Commission questioned the very steep slopes, the foundation drains, the roof groundwater recharge - which given the tight soils may not be practical. There was some discussion about the smells from the treatment plant and the issues that have plagued the neighborhood. These houses would be closer than any other. The Commission asked that the Conservation Officer inquire of the City Solicitor if this concern should be “disclosed” somehow in the wetland permit to give the new owners a heads up. Ms. Ryder will ask.

The Commission was concerned with the 30' tall rip rap slope and asked that the City Engineer weigh in on the slope design to determine if these are acceptable and what construction criteria should be used. The 2:1 slope grade shown is a concern to the Commission and make for rather unattractive lots. Ms. Ryder noted that information about the vernal pool on 90 Slocumb Lane is still required pre the subdivision Order of Conditions. Mr. Lavoie will follow up with that and will provide additional information. He noted that all work on this lot has been moved outside the 100' buffer zone to provide added protection to the vernal pool wetland area.

After some discussion the hearing was continued to the April 7<sup>th</sup> meeting.

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

- Felton Conservation Land mowing agreement- Ms. Ryder will have a discussion with the farmer who is mowing the property to discuss ways to adjust the mowing schedule to meet grassland bird habitat protection as well. She will report back when that has been done.
- Concept Plans for Open Space Development – Special Permit Application – The Commission reviewed the subdivision plan and open space concept plan for this project. They agreed that the open space development concept plan was acceptable and would help to protect the adjacent stream and wildlife corridor. Ms. Ryder will send a letter to the Planning Board with a recommendation to support the OSD plan.
- Tennessee Gas line maintenance along Concord Rd. – the Commission noted they appear to be crossing wetlands. Ms. Ryder will investigate. A Vegetation Management Plan (VMP) plan is not on file with the Commission for this project.

The Commission voted unanimously to accept and place on file the following notices.


- Notice by the Dept. of Agricultural Resources - Rights of Way Management Regulations – apply herbicides to control vegetation along rights of way, a 5 year Vegetation Management Plan (VMP) and a Yearly Operational Plan (YOP) – For Marlborough DPW.
- Hazardous Waste Day – April 30, 2016 – 9:00 -1:00 PM

**Meetings** – Next Conservation meetings – April 7<sup>th</sup> and April 21, 2016 (Thursdays)

**Adjournment**

There being no further business the meeting was adjourned at 8:35 PM

Respectfully submitted:

  
Priscilla Ryder  
Conservation Officer