

**CITY OF MARLBOROUGH  
CONSERVATION COMMISSION**

**Minutes**

**October 19, 2017 (Thursday)**

**Marlborough City Hall - 3<sup>rd</sup> Floor, Memorial Hall**

**7:00 PM**

**Present:** Edward Clancy – Chairman, David Williams, Dennis Demers, Karin Paquin and Priscilla Ryder - Conservation Officer.

**Absent:** Lawrence Roy, John Skarin and Allan White.

**Approval of Minutes** – The minutes of September 21, 2017 were reviewed and approved 4-0 as amended.

**Public Hearing:**

Request for Determination of Applicability

2 Minehan Ln. - Stephen Burbeck

Isaac Low, the builder representing the owners, was present. He explained the proposal to add a second story to the house with a new small entry to be added at the front door. This entryway and new walkway will extend out within 50 feet of the adjacent wetland. There will be minor digging for this work. The Commission just asked that the dumpster be placed, so that the debris doesn't get tossed or blown into the wetland area. After further discussion, the Commission voted unanimously 4-0 to issue a negative determination with standard conditions although no erosion controls will be necessary.

**Notice of Intent**

149 Hayes Memorial Dr. - Marlborough/Northborough Land Realty Trust

Israel Lopez of Gutierrez Co, and Will Park of SMMA were both present. They explained that they are proposing a 200,000 sq.ft. building on this 22-acre parcel. There is quite a bit of drainage from this site from the Dow Chemical Company up the hill that drains through this site, so they have created a design to get that clean drainage around the site and to the wetland. The building is being designed for an R & D & Office facility, however, they don't have a buyer yet. The parking areas will be stepped into the hill with connecting stairs. Chairman Clancy asked about use of parking decks instead of all the parking areas shown. Mr. Park indicated that is much costlier. Retaining walls will be used to retain the parking lot as well, the Commission asked what types of blocks and whether geogrid would be used. They did not know yet. Recharge systems are placed in a few places on the site where "A" soils were encountered, to meet the storm water requirements. Two subsurface detention areas are proposed. Some French drains also known as "curtain drains" were proposed on the project as well as behind the walls.

The Commission discussed construction sequencing, the erosion control consultants, a clear phasing for the plan- given the difficult soils in the area and water quality pre-treatment. After further discussion, it was determined that a construction sequence phasing plan was needed, and more details on the retaining walls and confirmation from Engineering that the drainage was satisfactory. In addition, Ms. Ryder noted that Atlantic Properties had called, they own the abutting business at 111 Hayes Memorial Dr. They are looking at the project and will be in touch with SMMA to be certain this proposal doesn't affect their parking lot, which has a lot of drainage along its back-property line. Mr. Park indicated he'd have a discussion with them prior to the next meeting to be sure all items have been addressed. The Commission continued the hearing to the Nov. 2, 2017 meeting.

### **Certificate of Compliance:**

- DEP 212-706 727 Stow Rd. - full Certificate - Ms. Ryder has done an inspection and all is in order. The Commission voted unanimously 4-0 to issue a full Certificate of Compliance.
- DEP 212-1129 19 Cullinane – full Certificate - Ms. Ryder has done an inspection and all items of the Order of Conditions have been met. The Commission voted unanimously 4-0 to issue a full Certificate of Compliance.
- DEP 212-576 and 212-828 Lacombe St. – full Certificates - not ready yet, this item was continued until all items have been met.
- DEP 212-1175 420 Maple St. – full Certificate - Ms. Ryder noted that all items have been met except to check the roof drain system. The Commission also noted that there is still trash around the dumpster. The Commission voted unanimously 4-0 to issue a full Certificate of Compliance, but asked that Ms. Ryder hold it until the items above have been inspected.
- DEP 212-1122 5 Reagin Rd. – Ms. Ryder has done an inspection and all conditions have been met. The Commission voted 4-0 unanimously to issue a full Certificate of Compliance for this project.

### **Correspondence:**

- OARS – Letter dated Aug. 8, 2017 RE: Request for Support for Water Quality Monitoring - The letter was reviewed and the Commission determined that no funding should be allocated.
- Oct. 28<sup>th</sup>, 1-3 PM – Nature Walk @ Desert Natural Area for Thoreau Bicentennial - Ms. Ryder and Ms. Paquin will lead the walk.
- Letter from MACC – dated Sept. 26, 2017 RE: MACC's Fall Conference, Oct. 28, 2017 Sturbridge, MA. No members were interested in signing up.
- Letter to Mayor Vigeant – dated Oct. 12, 2017 RE: Acceptance of Gift of \$294 to Conservation Maintenance Fund – Eagle Scout Project Extra Funds. – these funds were raised for a boardwalk on the Indian Hill Trail to Callahan State Park, but stone steps were used instead. The Commission will get the money in the Conservation Maintenance fund.

**Other Business:**

- Treatment of the Phragmites in 12 spots around Ft. Meadow will begin on Monday Oct. 23<sup>rd</sup>. A copy of the letter was provided to the Commission.
- Bees at Cider Knoll - A bee keeper Ed C.--- has requested permission to keep bees at Cider Knoll near the Community Garden. The Commission has no objection and said to proceed with approval. Ms. Ryder will provide a volunteer release form to him and provide a letter granting permission.
- Borough's trail and Panther Trail – the city received a grant for \$39,000 + for the work. Ms. Ryder and Ms. Paquin are working on the Notice of Intent to be submitted to the Commission and have made a request to have an AmeriCorps volunteer work with the Commission. We will hear whether this request was granted next week.
- Ms. Ryder noted that the 24-acre parcel known locally as “duck harbor” is up for sale. From Ms. Ryder's estimates, it looks as if only 6.30+ acres are dry, the rest of the land is wetlands. She has received several inquiries, so the Commission may see something filed soon on this one.
- Apex Update - Ms. Ryder noted that during their opening of certain sections of the development, she had inspected the drainage structures and a few items needed to be corrected. Occupancies are now being issued for the hotel side of the project.
- 55 Royce Rd. violation notice will be issued tomorrow. The new owner cleared the land without knowing there were wetlands in the adjacent property. Owner is cooperating and will remove the yard waste that he dumped over the slope and some of the materials that were previously dumped as well. He will call Ms. Ryder when work has been complete.
- Hunting at Lower Pleasant St. - Ms. Ryder noted that the state-owned land “50+ acres” is Mass Div. Fish and Wildlife land which allows hunting. One of the neighbors had raised a concern about it and wanted the hunting stopped, or at least prohibited on the city's land. Ms. Ryder noted it wasn't permitted on the city property, so she will be sure it is properly posted.

**Adjournment**

Respectfully submitted,

  
Priscilla Ryder – Conservation Officer