

**CITY OF MARLBOROUGH  
CONSERVATION COMMISSION  
Minutes  
September 7, 2017 (Thursday)  
Marlborough City Hall – 3<sup>rd</sup> Floor, Memorial Hall  
7:00 PM**

**Present:** Edward Clancy-Chairman, John Skarin, Allan White, Karin Paquin, Lawrence Roy and Priscilla Ryder – Conservation Officer.

**Absent:** David Williams and Dennis Demers

**Approval of Minutes** – The minutes of August 3, 2017 were reviewed and unanimously approved 5-0.

**Discussion:**

- Ft. Meadow Commission Request – draw down of Ft. Meadow – Fall 2017
  - Lee Thomson, chairman of the Ft. Meadow Commission was present and asked that a winter 4' drawdown of the lake be done this year to allow for weed control and for wall repair. He also noted that since the city will be doing the Bolton St. culvert repair, the date of the drawdown should be coordinated with that work. The Commission voted 5-0 unanimously to allow the 4' drawdown with the date contingent on the culvert repair. (see below for date)
  
- Bolton Street culvert and road rehabilitation – Discussion with contractor to do the work as required by Order of Conditions – DEP 212-1168.
  - Tom DiPersio-City Engineer, Bill Lovenbury Sr. and Bill Leonard from Aqua Line Utility, Inc. were present to discuss the minor changes to the plans as originally approved. The three men explained that they will be adding a 2" thick slip-line to the culvert and will pump in concrete grout between the lining and the existing culvert. The concrete grout will fill the voids up into the street level as well to create a strong culvert. The dimensions and length of the pipe will be the same as the original plan, except the pipe will be round. The concrete grout can be put in anytime, temperature is not an issue. The Commission discussed the best timing for the lake drawdown to accommodate this project and residents wanting to do wall repairs. The Commission determined that a lake drawdown of 4' starting on October 2 would meet everyone's needs. The Commission asked the contractor about the construction sequencing and dewatering needed to get the headwall in. It was explained that large 1 ton sandbags will be used, similar to the Elm St. culvert, to keep the area dry as needed, but that they would be able to pump through the culvert slip-liner, so do not need to pump up into the street drainage as originally proposed. The abutters Alan and Denise Deamoicis from Blaiswood Ave. expressed concern with flooding and asked whether this would change any of that. Mr. DiPersio said they had studied the lake to see what effect the culvert has on water levels and analyzed the culvert pipe design to ensure that the new slip-liner would not cause any issues. They have observed the lake after the past few storms and the water level doesn't change much on both sides of the culvert. Therefore, the new design should have little change on current conditions. The abutters were satisfied. After further discussion, the Commission determined to accept the slip-line option as a minor change to the project and voted unanimously 5-0 to approve the changes as presented and allow the project to go forward



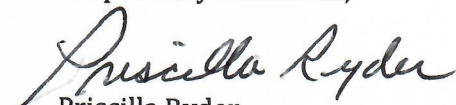
- Plan of Land – Subdivision plan review of 72 Hager St. and review of proposed conservation restriction.
  - The Commission reviewed the proposed subdivision plans for 72 Hager St. and the proposed Conservation Restriction (CR) for a 2.6-acre parcel of land to be created from this subdivision. Ms. Ryder summarized the plan and the CR and explained that she had discussed same with City Solicitor Rider and Building Commissioner Scott. It appears that the CR as written contains zoning items which are not permitted: i.e. livestock must be on 10 acres and this parcel only has 2.6; a barn must be accessory to a home in this zone, it cannot stand alone on its own lot. In addition, the plan does not depict where the barn would be located as well as any referenced driveways or rights of way. As written, it is too broad a scope to determine what the CR is protecting and what the public value is to the community to warrant holding a CR. After some discussion about the value of the property and wetlands that exist and comments from Barbara Fenby, Chairwomen of the Planning Board who was present in the audience and comments from Tom DiPersio, City Engineer, the Commission voted 5-0 to issue a letter to the Planning Board indicating that the CR was deficient for the reasons noted above and as noted by Chairman Clancy the Commission looks upon this subdivision as proposed with a jaundice eye. Ms. Ryder will send letter expressing same.
- Talia, aka Brookview Village – Ames St. - review trail connection option.
  - Ms. Ryder explained that the project on Ames St. is nearing completion. As part of the Comprehensive Permit requirement they are required to make a trail connection from Ames St. to the new bridge they just installed. Ms. Ryder has been in discussions with the developer who is hoping that the sidewalk connection along Ames St. to Rte. 20 satisfies this requirement, but Ms. Ryder noted that the requirement is for an easement through the Ames St. property to the now under construction Apex property as part of the Panther Trail design. The Commission discussed the various trail options, but strongly stated that the trail must cross through the property and go across the bridge, as that was the original intent of the trail recommendation. A retainer of a bond or other collateral must be obtained by the city to ensure the trail goes in. Ms. Ryder will follow up with the developer and be sure this is done.

**Correspondence/Other Business:**

- Hazardous Waste Day – September 30<sup>th</sup>.

**Adjournment** - There being no further business the meeting was adjourned at 8:20 PM.

Respectfully submitted,



Priscilla Ryder  
Conservation Officer