

Conservation Commission
Minutes of January 8, 2026, 7:00 PM
140 Main St. – Marlborough City Hall – 3rd Floor (Memorial Hall)

2026 JAN 30 AM 11:32

Members Present: Ed Clancy – Chair, Liz Austin, Dave Williams, John Skarin, Allan White, Rob McCabe, Bill Dunbar, also present, Priscilla Ryder-Conservation Officer.

Absent: none

The hearing was recorded on Microsoft TEAMS

Minutes: Minutes of December 18, 2025, were reviewed and on a motion by Mr. White second by chair were unanimously approved 7-0.

Public hearings:

Notice of Intent

321 Stow Rd. – Hiten Mehta – Continued from December 18, 2025

Applicant proposes the construction of a garage and realignment of a driveway within a 100' buffer zone to bordering vegetated wetlands.

David Cowell of Hancock Associates was present representing the owners. He provided a revised plan showing the changes as discussed at the previous meeting. Items added to the plan included: 1) infiltration trench around the garage with detail, 2) added plant list and note for 30' buffer zone restoration area; 3) note to remove excess soil 4) erosion controls. The commission asked about the roof drains, Mr. Cowell noted that there is no architectural rendering yet. The roof of the garage will be framed such that the water will go direct to the trench. With this revised plan there will be more vegetation between the garage and the wetlands. All excess dirt and materials will be removed from the site. If they need to stockpile it will be in the confines of sediment controls. The sediment control on the plans was changed to be silt fence. The commission asked questions about timeline and grading and sequencing. Mr. Cowell noted that the owner of the property will not start the project until the spring and has not hired an architect yet, he first wanted to be sure it was feasible with Conservation. There being no further questions, the public hearing was closed. The Commission reviewed the draft conditions. On a motion by Mr. Skarin second by Chair and on a vote of 7-0 to approve the Draft Order of Conditions as amended.

Notice of Intent

Fort Meadow Dam – 706 Hosmer St. – Marlborough DPW – Tom DiPersio – Continued to January 22, 2026.

Applicant proposes dam maintenance activities to comply with the requirements of the Massachusetts Office of Dam Safety. The project received a DEP number but also some significant questions, which the DPW will respond to. This hearing was continued to the January 22nd meeting to allow time for DPW to prepare their response and updated plans.

Abbreviated Notice of Resource Area Delineation

365 South St. – New England Power Company –

Applicant is requesting confirmation of certain wetland resource area boundaries delineated on the subject property.

Matthew Kelly from Epsilon Associates was present representing New England Power Company. He noted that several members of the Commission had done a site inspection on January 6th. Ms. Ryder summarized the site meeting that flags were checked and areas reviewed and all was confirmed. She noted that the revised plans showing the riverfront area are the plans to approve. There being no further discussion the hearing was closed. On a motion made by Mr. Skarin to accept the delineation second by Chair and on a unanimous vote of 7-0 to accept the area delineation.

**Request for Determination of Applicability – Continued to January 22, 2026
Simarano Dr. and Cedar Hill (Map 116 Lots 11 & 13) – Post Road Realty Inc.**

Applicant requests a jurisdictional determination in review of whether (2) vegetated wetlands are non-state and local jurisdictional isolated Vegetated Wetlands or jurisdictional Bordering Vegetated Wetlands under Mass. Wetland Protection Act.

At the applicants request this item was continued to January 22, 2026

Certificate of Compliance –DEP 212-1251 Ken’s Foods – 1 D’Angelo Dr.

Adam Hunt from Guerriere & Halnon, Inc. was present and noted that the Ken’s foods project is seeking a certificate of compliance since all the work has been completed and an as-built plan provided. Ms. Ryder indicated she has inspected the site and all seems to be in order, however the Order requires an O&M stormwater plan. Mr. Dunbar asked about the replication and invasive plant removal area, Ms. Ryder said she has received several reports and will double check that condition has been met. Her inspection of the area below the wall revealed very minimal invasive plants. Mr. Hunt indicated these plans would be provided. After some discussion there was a motion by Mr. Skarin to issue the Certificate of Compliance but to hold it until the documents noted above have been delivered, second by Chair and a vote was made and a unanimous 7-0 to issue the full Certificate of Compliance.

Discussion/Correspondence/Other Business

The annual MACC conference will be held on Saturday, February 28th. The Commission was invited to attend.

Next Conservation Commission meetings: January 22, 2026 & February 5, 2026

Adjournment

There being no further business on a motion by Mr. White second by Chair and on a unanimous vote, the meeting was adjourned at 7:30 PM

Respectfully submitted,

Priscilla Ryder
Conservation/ Sustainability Officer

PR/cs