

Conservation Commission
Minutes
Dec. 15, 2022 - 7:00 PM
140 Main St. – Marlborough City Hall – 3rd Floor (Memorial Hall)

Present: Edward Clancy-Chairman, Allan White, David Williams, William Dunbar, Dennis Demers, John Skarin, and Karin Paquin. Also present was Priscilla Ryder-Conservation officer

Absent: None

The hearing was recorded using Microsoft Teams.

Approval of Minutes: The minutes of Dec. 1, 2022, were reviewed and on a motion by Mr. White second by Mr. Clancy, the Commission voted unanimously to approved 7-0.

Public hearings

Amend Order of Conditions (212-1218)

339 Boston Post Rd. – Walcott Heritage

Carlton Quin from Allan and Major was present. He explained that his client is requesting an amended Order of Conditions, DEP 212-1218 which was issued on Sept. 11, 2020. The new project scope reduces the project by one building and moves work outside the floodplain, reduces project to 140 units and parking stalls to 280 stalls. Because the project is less in size and has substantially less impacts, they are requesting that the current Order of Conditions be amended to reflect the new plans. He reviewed the plan changes which included, removal of satellite parking, moving the dog park, all above ground detention areas, and reduce from 4-3 buildings total. Total impervious area is reduced by one acre. No floodplain or Riverfront impacts are needed for this revised plan. The riding ring path will not be touched or improved. A Conservation Restriction is still to be established on the 3 properties as originally designated.

The Commission reviewed the plans and asked questions about the rain garden design and details, snow storage location, filter strips for sheet flow runoff. Drainage structures for the dog park's proximity to the stream and if there was a dog park "cleaning/drainage" design for review. The snow storage area was discussed at length both that it might be undersized, and how it will function as it drains to the rain garden and how it will be maintained and what barriers can be added to prevent snow storage in the landscaped areas. Councilor Ossing, who was in attendance, noted that the snow storage guidelines are also noted in the City Council Special permit requiring all excess snow to be removed from site. The sidewalk is to be installed by Mass DOT. School bus stop is to be determined through discussions with the Schools in Site Plan Review. Ms. Ryder noted that because the plans were submitted before the

Commission established the 30' no disturb wetland, the original 20' no disturb buffer will hold for this project as confirmed with the legal office since the reason for delay was an appeal.

After some discussion the Commission determined that additional information would be needed regarding snow storage location and design with signage to not dump in wetland/detention basins; snow storage barriers; rain garden design; design and long-term maintenance of filter

strips. Define the basins vegetation mix; provide dog park design; review Order of Conditions and suggest amendments for the Commission to consider. Mr. Quinn said he would provide in time for the next meeting. The Commission continued this hearing to the January 12, 2023.

Notice of Intent - 212-1254 (continued to Jan. 12, 2023)

846 & 850 Boston Post Rd. East - Exela Movers

Proposes to make site improvements to an existing storage facility near wetlands.

At the applicants request before the meeting, this item was continued to the January 12th meeting.

Abbreviated Notice of Intent

21 Blaiswood Ave. - Helvecio Carvalho

At the applicants request prior to the meeting, this hearing was continued to the January 12th meeting, the owner has had it surveyed and is waiting for a plan he can submit to the Commission.


Discussion/Correspondence:

- Lot L Hayes Memorial Dr. – 2022 Fall Wetland Restoration Monitoring Report from Goddard Consulting. Ms. Ryder noted she has not checked the site; this was continued to the next meeting.
- Letter from Tennessee Gas Pipeline Co. LLC, dated Dec. 5, 2022, RE: Notification of Pipeline Maintenance Activities, City of Marlborough, Middlesex County, Mass. - Ms. Ryder noted that she has asked for some clarification, as the gas company made a mess last year, she will report the response.
- Letter from National grid dated Nov. 28, 2022, RE: 45 Day Yearly Operational Plan Public Notice. This item was reviewed and unanimously accepted and placed on file.
- 30 ft. Wetland Setback Policy update to address fences. The Commission reviewed the changes to the policy to include clarifications that fences are not permitted within the 30' no disturbance zone unless they are pre-existing. On a motion by Mr. Demers second by Mr. Clancy to approve the new language as noted, the Commission voted unanimously 7-0 to approve.
- 339 Boston Post Rd. – Ms. Ryder noted that she and Mr. Dunbar had met the MassDOT contractor, Ludlow who is using this area as a staging area for the Rte. 20 project. They were to stay out of the 100' buffer zone, however they have now encroached about 30'. The Commission discussed and asked Ms. Ryder to have them define the 100' buffer zone and move their materials out of this zone. Restoration and stabilize as needed. Full restoration can happen in the spring, depending on when the Walcott Heritage project will begin.

Next Conservation Commission meetings: January 12, 2023, and February 2, 2023

Adjournment - There being no further business the meeting was adjourned at 8:30 PM.

Respectfully submitted,


Priscilla Ryder
Conservation Officer.