

# **CITY OF MARLBOROUGH MEETING**

## **Conservation Commission**

### **Minutes**

**February 18, 2021 (Thursday) - 7:00 PM Virtual meeting**

Chairman Edward Clancy opened the meeting and read the announcement that the meeting was being held virtually due to the COVID-19 pandemic as required by the Governor, and that the meeting was being held on the Microsoft Teams platform and was being recorded as outlined on the agenda.

**Present:** On a roll call of 6 members were present with the following yeas: Edward Clancy, John Skarin, Karin Paquin, and William Dunbar participated remotely. Allan White, and David Williams, were in Memorial Hall. Also present was Priscilla Ryder-Conservation Officer

**Absent:** Dennis Demers

**Approval of Minutes:** The minutes of January 21, 2021 were reviewed and unanimously approved 6-0 on a roll call vote: Yeas: Edward Clancy, John Skarin, Karin Paquin, William Dunbar, Allan White and David Williams.

**Public hearings:**

#### **Notice of Intent**

##### **Bolton St. (Map 16, Parcel 4) - The Grove – The City of Marlborough – Engineering Dept.**

Thomas DiPersio, City Engineer, was present and explained that he has come up with a design to improve the existing eroded bank and canoe access area at the Grove conservation land next to Ft. Meadow Reservoir. The improvements shown on the plan include new paved accessible parking space, paved and stoned walkways, driveway and a concrete abutment for a future accessible floating canoe launch area. The design shows drainage improvement and infiltration of the stormwater to accommodate the pavement, although the overall pavement will be less than existing. No trees will be disturbed, the dead ones have already been removed as they were a hazard. The Commission asked questions about the dock connection with the abutment and the feasibility of removing some of the larger rocks in the lake. Mr. DiPersio indicated that the rocks can be assessed and removed, the Commission gave permission to have them removed now while the lake was down, and several members will meet with Ms. Ryder and the DPW to identify the rocks that need to be removed. There was discussion about the existing entranceway, Mr. DiPersio indicated that would be addressed at a separate time. This pathway and abutment need to be done now while the lake is down, the driveway can be addressed at any time. The dock type was discussed, further investigation on what will be used will be done before the next meeting to resolve that. The Commission continued the meeting to the March 4<sup>th</sup> meeting to get this information and asked Ms. Ryder to draft a set of conditions for review at that time as well.



**Notice of Intent (Continued from Jan. 21, 2021)****146 Phelps St. – Delray Realty Trust**

Proposes to construct a barn, driveway and utilities within 100 ft. of the buffer zone to a Wetland and Riverfront of Mowery Brook.

At the applicants request the Commission continued this hearing to the March 4<sup>th</sup> meeting to allow for the applicant to provide a revised plan.

**Notice of Intent****107 Phelps St. – 0 Phelps - House proposal on adjacent vacant property - David Franca**

George Connors of Connorstone Engineering Inc, explained that they are proposing to construct a new house on a vacant lot within the Riverfront Area of Mowery Brook on the property next to 107 Phelps St. It is a difficult lot with steep grades. They had a plan in 2008 which they have modified to have a smaller footprint. As indicated on the permit, this house on this lot will disturb 5,000 sq. ft. of Riverfront area. The foundation is very tall to accommodate the grade changes. From Phelps St. to the house is a 20' elevation difference. Thus, they have filed a second Notice of Intent application for the driveway on the adjacent lot. The Commission agreed to discuss these two projects together and the second hearing was opened as noted below and the discussion continued.

**Notice of Intent****107 Phelps St. – Driveway proposal - David Franca**

George Connors of Connorstone Engineering Inc. continued the discussion to explain that in order for a driveway to access the above noted house and meet the grades, it is proposed to cross in front of 107 Phelps St. using the same driveway entrance and the existing driveway easement. The driveway was shifted closer to Phelps St. to avoid the overhead line. The riverfront impact on this lot is 2,800 sq. ft. Mr. Connors noted that he was aware of the riverfront impacts. Ms. Ryder noted that she had reviewed the regulations and wasn't sure that a project of this type could split the riverfront impacts. The cumulative total riverfront impacts on both lots is 7,800 sq. ft. which is more than the permittable 5,000 sq. ft. and more than the other measure which is 10% of the riverfront area which is 6,146 sq. ft. She also noted that the regulations require that an alternative analysis be done for any lot created after 1997. This lot was created in 2006 and recorded in 2008, so therefore does need to have an alternatives analysis done, and the burden is on the applicant to prove the Riverfront area will not be impacted by this work based on the regulation criteria. Mr. Clancy and Ms. Paquin also noted that the GIS information on the city web site was not corresponding to what was on the plans and that was confusing. Mr. Connors noted that these lots have a complicated past and he can provide the updated documentation. Ms. Ryder noted that she also had spoken to the GIS coordinator and he confirmed that the online map was not correct. Mr. Dunbar asked why the driveway couldn't be perpendicular to Phelps St. Mr. Connors explained that the 20' elevation difference is too steep a grade to provide that type of access. The Chairman asked for comments from the audience. Mr. & Mrs. Flynn for 108 Phelps St. abut this property and asked for clarification on the exact location and property ownership and



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distance from the road which is 45' from road to proposed house. As new information is still needed as noted above, both hearings were continued to the March 4<sup>th</sup> agenda.

**Discussion/Correspondence/Other Business:**

- **Beavers – Annual maintenance report and renewal.** - The Commission reviewed the annual report and noted that renewal of the maintenance agreement was worthwhile and cost effective. Both Ms. Paquin and Mr. Dunbar noted that they had been on site with the beaver guy and can attest to the wet and hard work that is done, and that this is not a volunteer job. On a motion from Mr. Dunbar second by Mr. White the Commission voted unanimously 6-0 on a roll call vote to pay up for another year of maintenance.
- **Trail Committee web page-** Mr. Clancy noted that he had attended the trails committee meeting last week and was impressed with the size of the group and the work that has been done over the past year. He thanked Ms. Paquin and Mr. Dunbar for all their work. Ms. Ryder noted that since the huge success of the trails committee, it's time to create a Trails Committee web page to help get volunteers and explain about projects. She showed the Southborough Trails Committee web page and has recruited Ms. Paquin and Mr. Dunbar to help create the page but wanted to extend this invitation to the rest of the Committee. Mr. Clancy noted that some of the volunteers may be talented in this arena too. Ms. Paquin will inquire but wanted to make sure everyone was on board before proceeding. She also asked about the feasibility of having a Facebook page associated with the Trails committee, like what Southborough has. Ms. Ryder will inquire as to the process for establishing one. She knows that Recreation Dept. and DPW have them and will report back.
- **Snow Dump** –after the first hearing while Mr. DiPersio was still available, Mr. DiPersio was asked about the snow dump on Hudson St. and the height of the pile that is forming there. He noted that it is high, but it still drains into the basin as designed. He noted that they are monitoring the site now closely, because the permit they have with DEP is for one year. They have taken some salinity samples of the snow and will be monitoring the water discharge too. The recent brine meter they used on the snow isn't showing much salt. In his discussions with DEP, it seems that the trash and debris issues with snow dumps are bigger than the salt issue. The Commission thanked him for this input and ongoing monitoring efforts.
- **Donald Wright:** Mr. Clancy conveyed the sad news that Donald Wright, who used to hay the Felton Conservation Fields passed away last week. It is a big loss as he did a great job and will be missed. He noted that the Commission will need to inquire around to see if the Wright family still wants to do this work, or if we need to find another farmer to hay the fields. If anyone has an idea to please contact Ms. Ryder.

**Next Conservation Commission meetings** – March 4<sup>th</sup> and March 18th, 2021

**Adjournment:** There being no further business, on a motion by Mr. Skarin, second by the Chairman Clancy, the Commission voted unanimously on a roll call vote 6-0 to adjourn at 8:30 PM.

**Respectfully submitted,**

  
Priscilla Ryder  
Conservation Officer