

**CITY OF MARLBOROUGH
CONSERVATION COMMISSION**

Minutes

July 22, 2021(Thursday)

Marlborough City Hall – 3rd Floor, Memorial Hall

7:00 PM

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

Absent: Karin Paquin

Approval of Minutes: The minutes of **July 1, 2021** were reviewed and unanimously approved 6-0

Public hearings:

Request for Determination of Applicability

1000 Nickerson Rd. – Lincoln Property Company

Brandon Barry of Bohler Engineering and Jim Noonan from Lincoln Properties were both present. Mr. Barry explained the project which will be a large building at the top of the hill. The work involves a little bit of work within the 100' buffer zone at the entrance driveway. The wetland is across the street; Nickerson Rd. is the barrier between the project site and the wetland. Ms. Ryder noted that she checked the site and agree with the wetland location based on a site visit and the plan. She noted that no flags had been hung and the wetland is an approximation but has a well-defined toe of the slope. She noted that the existing detention basin on the proposed building contains some mature trees which should not be disturbed, she asked if the regrading and enlargement of this basin can occur on the opposite side so as not to disturb the mature trees. Mr. Barry indicated this could be done. He reviewed the drainage system, that the first 1" flush would be treated and confirmed they are within the WSPD and understood the use restrictions. Snow storage was discussed and needs to be on the pavement. The construction sequencing was discussed, as this property has clay, hardpan and ledge; it may be a difficult site. Half the drainage goes towards Rte. 20 and Millham Reservoir and the other towards Hayes Memorial Dr. and the adjacent wetland. The Commission asked for a revised plan showing construction sequencing, notes about the WSPD, the use of stump grindings to help control runoff. Mr. Barry said a revised plan would be provided and asked that the hearing be continued. The hearing was continued to the August 5, 2021 meeting.

Notice of Intent

641 Pleasant St. – Big Daddy Realty Trust

At the applicants request this item was continued to the August 5th meeting for them to revise the plans per the information gained at the July 20, 2021 site visit. This hearing was continued to the August 5, 2021 meeting.

Notice of Intent (Continued from July 22, 2021 to Aug. 19, 2021)

At the applicants request the following two hearings on Phelps St. were continued to August 19, 2021

0 Phelps St. (next to 107) - David Franca

Proposes to construct a new house on a vacant lot within the Riverfront Area of Mowery Brook.
Map 72, Parcels 11B and 702.

AND

Notice of Intent (Continued from July 22, 2021 to Aug. 19, 2021)

107 Phelps St. - David Franca

Proposes to construct a driveway across this lot within the Riverfront Area and buffer zone of
Mowery Brook. Map 72, Parcel 11A.

Request for Determination of Applicability

656 Boston Post Rd. - Global Montello Group Corp.

Proposes to expand the existing "Alltown" Convenience Store, add parking, drive thru and
upgrade drainage system near wetlands. At the applicant's request, in a letter from Attorney
Brian Falk, the applicants have changed their plans and will no longer be working near
wetlands and withdrew their RDA application.

Certificates of Compliance:

- 212-1037 23 Boivin Dr. (Lot 14) – Full Certificate - Ms. Ryder noted that all items required in the Order of Conditions had been met and the site was stabilized. She shared pictures of the house, lawn, and buffer zone markers. On a motion by Mr. Skarin second by Edward Clancy, the Commission voted unanimously 6-0 to issue a full Certificate of Compliance for this lot.
- 212-1036 37 Boivin Dr. (Lot 13) – Full Certificate - Ms. Ryder noted that all items of the Order of Conditions had been met except that the yard lawn is very sparse and not stable. The Commission determined that if the yard was not stable, it needs to be re-loamed, and slice seeded and stabilized before the Commission can consider issuing a Certificate of Compliance. Ms. Ryder will convey same.

Current projects and Violation updates:

- 541 Pleasant St. still waiting for response.

Discussion/Correspondence/Other Business:

- Trails Committee - As Ms. Paquin was not present Mr. Dunbar gave a brief update, 4 volunteers are certified arborist, and over the past few weekends 72+ trees have been removed from the trail at Sudbury Reservoir. Ms. Ryder shared some photos and maps. Amazing crew of volunteers have been helping with the 4-mile section of Sudbury Reservoir trail. Some additional workdays have been added to our monthly schedule, so the trail is moving along nicely. Boy scouts are lined up to do some bridges too, and other volunteer

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groups are helping too. Very impressed with Trail Committee, Discussed various trail improvements on all different properties.

Next Conservation Commission meetings: August 5th, 2021 and August 19th, 2021

Adjournment - As there was no further business, on a motion by Mr White and seconded by Edward Clancy, the meeting was adjourned at 7:55 PM

Respectfully submitted,


Priscilla Ryder
Conservation Officer