

**CITY OF MARLBOROUGH
CONSERVATION COMMISSION
Minutes
August 4, 2016 (Thursday)
Marlborough City Hall – 3rd Floor, Memorial Hall**

Present: Edward Clancy – Chairman, John Skarin, Allan White, Lawrence Roy, David Williams, Dennis Demers and Karin Paquin.

Absent: Priscilla Ryder – Conservation Officer

Minutes: The minutes of the May 19, 2016 meeting were reviewed and approved with the following revision: Notice of Intent – 90 Slocumb Lane - the vote on the draft Order of Conditions for 90 Slocumb Lane was 4 – yes (Clancy, Williams, Skarin and Roy) and 3 opposed (Demers, White and Paquin).

Discussion: 135 Neil Street – DEP 212-1158 – Minor change to DPW site modification.

Ted Scott, Assistant Commissioner, Operations for the City of Marlborough was present to give an overview of the current conditions at the site. He mentioned that erosion controls, water line crossing and an access road had been put in. The revisions to the Proposed Site Plan for DPW Site Modifications, dated May 2015 include a change in size and location of the salt shed – the footprint of the shed will be reduced and will be relocated slightly northwest, but no closer to the brook than in the original proposal. The salt shed construction consists of metal framework with fabric covering and requires a foundation and will have a 9-foot-high concrete block walls. A bituminous concrete berm will be located between the salt shed and the brook – at the edge of the pavement. The whole embankment in this area will be rip-rapped. Mr. Scott described movement of some catch basins due to the new location of shed as well as elimination of the two proposed new outfalls to the brook – a temporary sediment basin will be located to the south of the salt shed and drain lines will be reconfigured so all discharge will go to this basin. The City hopes to get the salt shed in for this next winter season and Mr. Scott mentioned this would be a tight schedule. The temporary snow dump will be located east of the temporary sediment basin in the area where the permanent detention basin – to be built in Phase 2 - will be located. This snow dump location is further from the brook than the former one. Mr. Clancy asked about the floor construction of the shed and expressed concern that the proposed bituminous floor would not hold up as well as a concrete floor. Mr. Skarin asked if this proposal represented a temporary or permanent solution (permanent) and whether the capacity has been analyzed and found to be sufficient (Yes). The old beehive storage structure (for salt storage) will remain on the site. Several members of the commission mentioned that the site is currently a mess and Mr. Scott said that the DPW is working to get it cleaned up. Mr. Demers commented that the proposed catch basin southwest of the salt shed near the loading dock will be easily overwhelmed due to loading activities and should be moved. Mr. Scott replied that he will ask engineering to review and relocate if necessary. The Commission closed the hearing and voted unanimously 7-0 to approve the minor changes to the DPW site modification plan.

Public Hearings:

Amended Notices of Intent

Slocumb Lane – Slocumb Realty LLC - #s 69, 78, 79 and 90

Peter Lavoie of Guerriere & Halnon, Inc. was present representing Fafard Real Estate Developers to propose modifications to the original Orders of Conditions for #s 69, 78, 79 and 90 Slocumb Lane. The Commission had not been able to review the new plans prior to this meeting and Mr. Clancy expressed his concern saying he was not comfortable making any decisions without additional review. The revised plans show the toe of slope at 40' from the wetland rather than the original extension to the 20' buffer zone. Mr. Lavoie did present Commission members with full size plans with modifications for review at the meeting. Mr. Clancy also expressed concern about the enormous and very high fill piles on site – as high as 50 feet especially the lot at the end of the cul-de-sac and the adjacent lot. Mr. Clancy, Mr. White and Mr. Demers said that it would not be possible to “lose” that volume of fill on site – so why was it all

there? The erosion controls on this site were put in place for the road construction, not the building of these homes. Mr. Clancy visited the site prior to this meeting and said that new silt fencing was being put in. New erosion controls will require permission from the Commission. There was some discussion about whether the grade of the slope would increase in this new plan, but Mr. Lavoie said it would not, but the backyard would be smaller. Mr. Clancy suggested that Mr. Lavoie go back to the original Order of Conditions (O of C) and that both he and all the Commission members should visit the site prior to the next meeting. Mr. Lavoie will discuss these concerns with his client before then. The hearing will be continued at the August 18, 2016 meeting.

Notice of Intent

Boston Post Road – Apex Center – Walker Realty LLC – Phase 2 – Site Construction

This Notice of Intent (NOI) filing is for the second phase of this project and includes buildings, pavement and the stormwater management system and facilities. Mr. Joe Peznola with Hancock Associates was present representing Walker Realty LLC and gave a broad overview of the project to date. Doug Vigneau of VHB was also in attendance. Mr. Peznola stated that all erosion controls have been installed and there has been earth work, but no stumping. The main entrance will be between Wendy's restaurant and the Bank of America, there will be 12 buildings and a main road through this center, Apex Drive, will run east-west. There will be a number of retaining walls on this site. Mr. Peznola presented the pre-development watershed plan and explained that the majority of flow from the east flows to Wetland A while discharge from the western portion of the site flows to a swale just south of Rte. 20 near Ames Street intersection which also picks up 2 discharges from Rte. 20. The post-development watershed plan breaks up these areas into 13 separate systems to control runoff to subsurface systems (plastic arches to concrete chambers). All systems must have a 2 foot offset from the water table. The post-development drainage system has been designed to mimic pre-development water flow and infiltration on this parcel. The site has 300,000 cubic feet of underground storage – designed for the 100-year storm.

There are 3 components to consider for drainage system design:

- 1) Control rate
- 2) Treat according to DEP standards
- 3) Recharge (using infiltration units)

The primary feed for Millham Brook is recharge. Roof drainage is collected into infiltration units and doesn't need to be treated. In addition, the site is protected by walls and runoff that goes into closed systems.

Discharge from the western portion of the site goes into a swale system which picks up 2 discharges from Rte 20. Overflow in the western portion of the site will now be pumped through an 18-inch pipe to a catchment along Rte 20. Mr. Demers and Mr. Clancy asked whether the new 18-inch pipe will result in a higher flow velocity or if it would mimic the current swale. Mr. Peznola will check. Mr. Clancy asked whether sub-catchments would be overwhelmed in the 100-year storm scenario and if so where the water would go especially in parking areas. Mr. Peznola explained that there won't be any catchments near the curbing; they would all be located to the interior, so in the worst case scenario there would be temporary ponding. Mr. Williams asked about snow storage on site. Mr. Peznola explained that is part of the reason for all the fences on the retaining walls to deter pushing of snow into wetlands. They do not yet have a snow storage/removal plan in place since it makes more sense to make a plan when the tenant composition is known. BMP is to designate areas within parking lots to store the snow – or in extreme cases to haul snow from the site. The Commission will most likely be discussing a low salt protocol in the Order of Conditions for this site in the future. Mr. Williams asked whether there would be a phasing plan for the buildings and Mr. Peznola said probably not – and that there would likely be multiple builders on site at one time. Construction is to be completed by September of 2017. Mr. Clancy asked whether there

would be binder roads prior to buildings being erected. Mr. Peznola said best to have stabilized binder and catchments simultaneously, so roads don't need to be ripped up and repaved. Mr. Clancy asked about storage of construction materials – there will be a pad in the areas of buildings 3a-f and 4 where some materials will be stored. In addition, once the foundation and steel frame of the Hyatt, for instance, is in place, materials can be stored there.

Mr. Clancy then opened the meeting to questions from the audience:

- Noreen Bucchino of 88 Glen Street – Ms. Bucchino expressed her concern with the contaminated dust coming from the site into her home. She described clouds of dust coming from the site over the last few days – getting into her home, car and her eyes. She told the Commission that they are stumping on site. Several neighbors said they witnessed stumps being removed. She asked whether the LSP has put their name on the soil management plan and Mr. Peznola explained that the soil management plan was written and signed by the LSP. Mr. Peznola also explained that there are 3 dust monitors on site and that there is a team alerted if contaminant levels rise above a certain threshold. Ms. Bucchino said that she was told that only one monitor is currently on site.
- Mr. Gosselin of 106 Glen Street – described removal of lots of brush and small trees being ripped out by the roots and shaken – and that there were large clouds of dust being stirred up on the site and wafting over to his home. He felt it was unfair that he needed to close his windows to keep the dust out of his home. Most trees have been removed along Glen Street across from his home and he can see directly into the site now – he feels there was no reason to remove so many trees just to have the sewer construction done.
- Neighbor from 170 Glen Street (Carol Bouffard) - Stated that the dust was everywhere and that she had seen a grappler picking up trees and going the length of the property creating large plumes of dust along the way.
- The new owner of 142 Glen Street expressed her concern about contaminated dust since she has a 2-year-old and likes to walk in the neighborhood. There have been two days in a row (8/2 and 8/3) when the dust has been so bad that she needed to close all windows.
- In addition, several neighbors stated that the work on site has begun as early as 6:30 in the morning – Mr. Demers stated that state regulations allow construction between the hours of 7am and 7pm.

A representative from Republic (name Joe?) said that Republic is on site and will address dust issue on 8/5 and that the contact list if problems arise is on the trailer located between Wendy's and Bank of America.

Mr. Clancy asked when sewer line work will begin – that will be week of 8/8 and whether the city engineer has reviewed the drainage plan – not yet, he has been on vacation. The plan will be reviewed prior to 8/18 meeting.

This meeting will be continued on August 18, 2016.

Draft Orders of Conditions:

- 187 Cullinane Dr. – DEP 212-1180 - Continued to next meeting – August 18, 2016.

Certificate of Compliance:

- DEP 212-1124 - Continued to August 18, 2016 meeting.

Discussion:

Other Business/ Correspondence:

- 329 Maple Street – violation letter.

A letter describing what must be shown on the plan to resolve this violation was sent to Mr. Donnarumma on July 29, 2016 from the agent. There was no one at the meeting representing Mr. Donnarumma. There was some discussion among the Commission members that there are still some cars on site, but with most now removed, you can see how much of this area has been paved and how many trees were removed without a permit from the Conservation Commission.

Meetings: Next Conservation meetings – August 18th and September 1, 2016 (Thursdays)

Adjournment – There being no further business, the meeting was adjourned at 9pm.

Respectfully submitted:



Karin Paquin

Conservation Commission member