

**CITY OF MARLBOROUGH  
CONSERVATION COMMISSION  
Minutes  
November 19, 2015 (Thursday)**

**Marlborough City Hall – 3<sup>rd</sup> Floor, Memorial Hall  
7:00 PM**

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

**Absent:** Lawrence Roy

**Minutes:** The minutes of November 5, 2015 were unanimously approved 5-0 as written.

**Public Hearings:**

Notice of Intent

Corner of Lizotte Dr. and Williams St. - Lake Williams Marsh LLC

Peter Lavoie P.E. from Guerriere & Halnon was present and representing the owners for the property at the corner of Lizotte Dr. and Williams St. and Jackson Dr. He presented a proposal to build a 2 story office building with 43 parking spaces. Access would be off Jackson Dr. The property is serviced by water and sewer. All the drainage will be collected, treated and discharge on this property. The drainage includes several catch basins, stormceptors, underground basins, and two shallow detention areas – one a plung pool for the cultech system drainage, the other collecting sheet flow. They have honored the 50' no disturb buffer zone associated with the Water Supply Protection District Ordinance. Two retaining walls are proposed just outside the 50' buffer zone. The footings will be outside this 50' buffer zone, which was a concern of the Commission. The walls and building look very close to the buffer zone, the Commission wanted to know how this will be built without impacting this area. Mr. Clancy noted that the riverfront area for the adjacent stream should be located on the plan to be sure no work is proposed in this zone. Ms. Ryder noted that she had checked the wetland flags and was not comfortable with the delineation as shown in the field. She asked Mr. Lavoie for the wetland data sheets. He indicated that the flagging had been done some time ago and they would send a Goddard Consultant out there to re-define the line. The line will be re-checked and they will contact Ms. Ryder to verify once that is done.

The Chairman opened up the floor to the audience:

- Mr. Jackson who lives at 154 Williams St. explained that it has been extremely dry this year, and that the area in question is quite wet. He wanted to be sure this current weather pattern was taken into consideration in reviewing the plan.
- Eileen Welton of 287 Clover Hill St. expressed concern about whether this project might cause some drainage problems on her property which abuts the upstream pond. She discussed traffic issues at that intersection when the charter school is in session. She also expressed concern that her family's house on the corner would get inundated with lights

from this new office park and asked for some vegetated screening and that the placement of lighting be planned out, so as to not impact her property.

- Reis Nelson of 250 & 298 Clover Hill St. was also concerned with the existing drainage and the need for landscaping to buffer the project from the family's home at 250 Clover Hill. Mrs. Reis also expressed similar concerns.

After some discussion, the Commission voted to continue the hearing to the Dec. 17<sup>th</sup> meeting.

#### Request for Determination of Applicability

615 Williams - St Olga Franchi, Williams St. Holding LLC

Nicole Hayes from Goddard Consulting was present and represented the owners. She explained that the owners have owned the property for a while and are interested in doing something with it. It was not clear based on the USGS maps if the stream which runs behind the property is intermittent or perennial and if the Rivers Bill applies to this property. She provided visual photos of 4 consecutive days of a dry stream bed, as evidence that the stream does dry up, even during non-drought times. She provided the stream stats analysis that the drainage area was less than ½ square mile, which would make it intermittent. She also confirmed that Dept. of Environmental Protection (DEP) had not declared a drought this summer, even though it was dry. After some discussions about the stream and watershed, the Commission agreed the stream was intermittent, however they noted that there is likely Bordering Vegetated Wetland and perhaps floodplain that would need to be delineated before they go any further with their planning. Ms. Hayes indicated that was the plan, they simply wanted to know if the Riverfront Area applied to the project before they continued planning. The Commission voted unanimously 6-0 to close the hearing and issue a Positive Determination indicating that the stream behind the property is an intermittent stream.

#### Discussion/Correspondence/Other Business:

- Mass Wildlife Habitat Management Grant Program - Ms. Paquin attended a workshop regarding this new grant program which provides funding for projects that can improve habitat and extra points are provided if the property also allows for hunting. The Commission discussed the use of goats at Cider Knoll to remove invasive plants, or a project at the Desert Natural Area to remove invasive plants prior to doing any timber management projects there. Ms. Ryder and Ms. Paquin will work together on the application. The application is due on November 30<sup>th</sup>.

#### Project Updates:

- Toll Brothers is about to request a Certificate of Compliance for the Residents at Assabet Ridge project on Crowley Dr. Ms. Ryder will be doing a site walk prior to the next meeting.
- Mr. O'Donnell who owns the farm at the end of Broadmeadow Rd. is considering putting in an organic garden on the property. He just purchased from Mr. Rousseau. He asked Ms.

Ryder for some input from the Commission. Ms. Ryder, Ms. Paquin and Mr. Clancy all agreed to attend and do a site walk.

**Meetings** – Next Conservation meetings –December 3, and December 17, 2015 (Thursdays)

**Adjournment** - There being no further business, the meeting was adjourned at 8:17 PM.

Respectfully submitted,

  
Priscilla Ryder  
Conservation Officer.