



TOWN OF MARLBOROUGH  
Conservation Commission Meeting Minutes  
February 5, 2024, 7:00 PM  
Marlborough Town Hall

1. CALL TO ORDER

Yvonne Bolton called the meeting to order at 7:03 PM

2. ROLL CALL (Designation of Alternate(s) if necessary)

Presented and seated were Yvonne Bolton, Martha Smigel, David Pratt, Liz Crutcher, Bob Hamilton-Alt, and Peter Hughes-Director of Planning & Development

3. PUBLIC HEARING –

- a. APPLICATION - #11-23 – Town of Marlborough (Applicant) Hodge Road culvert replacement.

Yvonne Bolton opened the Public Hearing. Mr. Hughes presented updated plans showing the proposed work. He mentioned that the commission did a site walk and that a 48” metal culvert failed in 2022 and the town installed a temporary 36” pipe. Eversource still needs to provide plans showing additional areas of removal. The town will be replacing the 48” culvert with a 9 x 6 foot box culvert and will allow a shelf and rip rock for fish habitat. The wetlands will need to be isolated and pumped out to dry the work areas on each side. Mr. Hughes explained the process for sediment removal. He mentioned that there is no need for rip rap or splash pads. There will be conservation plantings and bushes for habitats. LandTech has received the plans and will provide a report. Eversource needs only one pole in the wetlands plus 20 feet beyond the pole for the anchor. This will be a June 1<sup>st</sup> to October 1<sup>st</sup> project.

**David Pratt motioned to continue the Public Hearing for Application - #11-23 - Town of Marlborough (Applicant) Hodge Road culvert replacement to the next regular meeting on March 4, 2024. Liz Crutcher seconded. All in favor, motion carried.**

- b. APPLICATION - #12-23 – Town of Marlborough (Applicant) South Main Street Reconstruction Phase 3 – 154 South Main Street to Exit 15 on Ramp

Yvonne Bolton opened the Public Hearing. Mr. Hughes presented the scope of work and that only 2 areas of wetland will be affected. A new basin and drop manhole will be installed at 191 South Main Street to increase velocity and bring it to a rip rap and splash pad. Catch basins will be replaced and under drains to control flow will be done at 195 South Main Street. He is hoping to do this project in Fall 2024.

Minutes are considered ‘DRAFT MINUTES’ until approved at the next meeting.

**David Pratt motioned to continue the Public Hearing for Application - #12-23 - Town of Marlborough (Applicant) South Main Street Reconstruction Phase 3 - 154 South Main Street to Exit 15 on Ramp to the next regular meeting on March 4, 2024. Martha Smigel seconded. All in favor, motion carried.**

4. OLD BUSINESS - There was no discussion on the applications listed below.

- a. APPLICATION - #11-23 – Town of Marlborough (Applicant) Hodge Road culvert replacement
- b. APPLICATION - #12-23 – Town of Marlborough (Applicant) South Main Street Reconstruction Phase 3 – 154 South Main Street to Exit 15 on Ramp

**Martha Smigel motioned to table Application - #11-23 - Town of Marlborough (Applicant) Hodge Road culvert replacement and Application - #12-23 - Town of Marlborough (Applicant) South Main Street Reconstruction Phase 3 - 154 South Main Street to Exit 15 on Ramp to the next regular meeting on March 4, 2024. Bob Hamilton seconded. All in favor, motion carried.**

5. NEW BUSINESS –

- a. APPLICATION - #01-24 – Town of Marlborough (Applicant) to line Johnson Road and Kneeland Road culverts

Mr. Hughes explained that there are two 72” metal pipes that carry Lyman Brook. In 2022 the culvert was failing and the bottom was wearing out creating holes on the sides of the pipes. He recently met with DEEP Fisheries and it was decided that the town will line the pipes with a mylar material and will raise the pipes 5” and install blocks for fish. This will save the town from replacing the pipes and avoid construction on the bridge. He explained that the water will be diverted from one pipe to the other to complete the work and then repeat the process on the other pipe. This will allow 50 additional years. There is no direct wetland impact but 4-5 trees on each side will need to be cut. This would be a June 1<sup>st</sup> to October 1<sup>st</sup> project. Mr. Hughes has spoken to two vendors who do this process. Notices have been sent to the two residences that will be impacted. If approved in the budget, the work will be done in 2024, if not, then in 2025.

**David Pratt motioned to table Application - #01-24 - Town of Marlborough (Applicant) to line Johnson Road and Kneeland Road culverts to the next regular meeting on March 4, 2024. Martha Smigel seconded. All in favor, motion carried.**

- b. APPLICATION - #02-24 – Greylock Property Group, LLC (Applicant) 48 Unit Multi-Family Development

Mark Friend of Megson, Heagle & Friend, Civil Engineers introduced himself along with Ken Navaro of Greylock Property Group. He advised that this presentation was a receipt

Minutes are considered 'DRAFT MINUTES' until approved at the next meeting.

of application by the town and that they will have their design team present at the next meeting. Mr. Friend explained that this project includes property located at 163 North Main Street and 156 North Main Street (lakefront) and that 12 buildings consisting of 4 units each will be built at 163 North Main Street. Approximately 13 acres (or 59%) of this site will be open space. He advised that the property will be tied into the public sewer and water by extending the water main by 2,000 feet. The association will be located at 156 North Main Street with amenities to include a gazebo, kayak storage, walking path to the lake and a 10x30 foot dock. Design plans will be presented at the March meeting. Mr. Hughes advised that there are no direct wetlands impacts.

**Martha Smigel motioned to schedule a Public Hearing for Application - #02-24 - Greylock Property Group, LLC (Applicant) 48 Unit Multi-Family Development for March 4, 2024. David Pratt seconded. All in favor, motion carried.**

**David Pratt motioned to schedule a site walk for Application - #12-23 - Town of Marlborough (Applicant) South Main Street Reconstruction Phase 3 - 154 South Main Street to Exit 15 on Ramp and Application - #01-24 - Town of Marlborough (Applicant) to line Johnson Road and Kneeland Road culverts for February 9, 2024 at 2:00 p.m. beginning at 191 South Main Street. Martha Smigel seconded. All in favor, motion carried.**

**David Pratt motioned to schedule a site walk for Application - #02-24 - Greylock Property Group, LLC (Applicant) 48 Unit Multi-Family Development for February 24, 2024 at 10:00 a.m. with an inclement weather date of March 2, 2024 at 9:30 a.m. Martha Smigel seconded. All in favor, motion carried.**

6. OTHER BUSINESS –

- a. Commissioner Training – Mr. Hughes advised that if training is done by March 1, 2024 to send information to Ms. Bolton
- b. Shredding Event 2024 – Mr. Hughes advised that the event is scheduled for Saturday, April 6, 2024 from 8:00 AM – 12:00 PM at Town Hall. An advertisement will be done in March and a sign will be at the Transfer Station. Ms. Crutcher suggested an electronics recycling event – Mr. Hughes will look into it.
- c. Wetland Enforcement Office Report – Mr. Hughes stated that a show cause hearing is needed. He will send an email to the commission and a hearing will need to be held within five days.

7. APPROVAL OF MINUTES –

**David Pratt motioned to approve the minutes of the January 8, 2024, regular meeting. Bob Hamilton seconded. All in favor, motion carried.**

8. ADJOURNMENT

Minutes are considered 'DRAFT MINUTES' until approved at the next meeting.

**Martha Smigel motioned to adjourn at 8:25 PM. David Pratt seconded. All in favor, and the meeting adjourned.**

Respectfully submitted,

Jennifer Magro  
Board Clerk