



TOWN OF MARLBOROUGH
Conservation Commission Meeting Minutes
February 6, 2023, 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 David Blish, Martha Smigel, David Pratt, Liz Crutcher-Alt and Peter Hughes-Director of Planning & Development

3. PUBLIC HEARING

- a. APPLICATION – #10-22 – 21 Austin HGB, LLC Bill Gjonbalaj (Applicant / Property Owner), Map 6 Block 28 Lots 4,5,6, 12 and #25 South Main Street. Provide apartment housing by building (2) 48-unit buildings.

Present were Suzanne Choate, Engineer, Glen Martin, Landscape Architect, and Bill Gjonbalaj. Ms. Choate advised that there are no changes to the proposed buildings but that changes were made per the Commission and Landtech's suggestions. Pathways have been changed to allow for a shorter path through the wetlands. There will be an open bottom box culvert. Ms. Choate noted that the drainage for Big Y has been incorporated into this project. She mentioned that extending outlet pipes to the wetland boundary would create more of a disturbance. Members of the commission as well as Peter Hughes discussed the total area of disturbance along with placement of basin outlets. Mr. Hughes does not want to see sewer lines with bends and stated that he would prefer straight lines.

Manny Hatzikostas motioned to Close the Public Hearing for Application - #10-22-21 Austin HGB, LLC. David Blish seconded. All in favor, motion carried.

4. OLD BUSINESS

- a. APPLICATION – #10-22–21 Austin HGB, LLC Bill Gjonbalaj (Applicant / Property Owner), Map 6 Block 28 Lots 4,5,6, 12 and #25 South Main Street. Provide apartment housing by building (2) 48-unit buildings.

Yvonne Bolton motioned to approve Application - #10-22-21 Austin HGB, LLC for the following reasons: A feasible and prudent alternative does not exist; the applicant has provided information that no change in size of the footprint or location would decrease impact to the wetlands; the stream crossing at the narrow section, the utility corridor crossing is at a narrow section and a straight shot so that the wetlands will have a

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

temporary impact during the construction; mitigation plans designed to compensate for unavoidable impacts and will restore and enhance existing wetlands and provide for the removal of invasives; Reviewing the relevant factors, there will be minimal adverse wetland impacts which will be mitigated by the sedimentation and erosion controls, construction sequencing, and operation of maintenance plan for stormwater system, a landscaping plan, and a wetland mitigation plan; We also offer the following conditions: inspection of a discharge area after a large storm to make sure there are no channel formations or repair if evidence of such, for a one year period; In Phase One of construction, the wetland mitigation plan shall be implemented and three years of monitoring shall commence upon the date of the Certificate of Occupancy; with the second mitigation area adjacent to the parking lot, once that area been graded and seeded, a three year monitoring plan shall commence, with reports for both of those areas provided annually to the Commission by August 1st. A further review of the revised plans, that have just been submitted, to be done by the Town Engineer and Landtech for their review and approval. The two discharge outlets will be relocated to 2A2 and A2 and the utility corridor will be as originally designed in July 2022. David Blish seconded. All in favor, motion carried.

5. NEW BUSINESS - None

6. OTHER BUSINESS –

Liz Crutcher motioned to nominate Yvonne Bolton as committee chair and David Pratt as vice chair. Manny Hatzikostas seconded. All in favor, motion carried.

7. APPROVAL OF MINUTES – December 5, 2022

Martha Smigel motioned to approve the minutes of the December 5, 2022 regular meeting. David Blish seconded. All in favor, motion carried.

8. ADJOURNMENT

David Blish motioned to adjourn at 7:36 pm. Manny Hatzikostas seconded. All in favor, and the meeting adjourned.

Respectfully submitted,

Jennifer Magro
Board Clerk