



TOWN OF MARLBOROUGH
Conservation Commission Meeting Minutes
March 4, 2024, 7:00 PM
Marlborough Town Hall

1. CALL TO ORDER

Yvonne Bolton called the meeting to order at 7:04 PM

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

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

David Pratt motioned to move Agenda Item 3.c. in front of Agenda Item 3.a. Martha Smigel seconded. All in favor, motion carried.

3. PUBLIC HEARING –

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

Yvonne Bolton opened the Public Hearing. Attorney Bill Sweeney began the presentation and gave a description of the proposed development on property located at 156 North Main Street (2.3 acres) and 163 North Main Street (24 acres). 156 North Main Street will provide amenity space for the condominium association and 48 units are proposed on approximately 10 acres at 163 North Main Street. 13.5 acres at 163 North Main Street will be placed in wetland protection and kept in its natural state. There are 5 wetland locations at 163 North Main Street with no direct impacts within any wetlands or watercourses and there are no wetlands at 156 North Main Street. Mark Friend of Megson, Heagle & Friend presented maps and plans indicating placement of 12 buildings with 4 units in each building. There will be a boulevard entrance with 2 loops around a green area. The project will have a New England setting. Sidewalks along the boulevard will connect to the existing sidewalks on North Main Street. Mr. Friend described the topography of the property and the area of the wetlands. There will be a gravel driveway used to access stormwater access drains. There will be tree clearing, site work, and grading in the regulated areas. 156 North Main Street will allow association members to use the lake with a 14 x 20 foot pavilion, gravel loop drive, 4 parking spaces with one paved ADA space, walking path, 300 square foot dock, and a 25 x 30 foot natural grass area by the water. Mr. Friend continued to explain the stormwater management plan and landscape planting plans. The project will be connected to public water and sewer with a pump chamber on site. The costs associated with the water/sewer connections will be at the developer's expense. Deer resistant evergreen screenings will be installed at the Pettengill Road side. The commission asked questions pertaining to access to the stormwater basins and the

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construction process of the basins. It was noted that the Town is waiting for the LandTech report.

Public Comments:

Debbie Mund – 15 Walker Lane, is concerned about the constant flow of water in the catch basins and asked who will be responsible for cleaning catch basins after the project is completed

Ralph Urban – 10 Washington Road, mentioned the space was previously slated by the town as open conservation. 156 North Main Street is the last piece of land adjacent to the lake. There are bald eagles and abundant wildlife on the property. He feels the Conservation Commission should report to Zoning and provide certain recommendations to be included in a special permit. He mentioned concern regarding the access road to catch basin #2 and would like to see the property kept in a more natural state.

Dave Bourbeau – 174 North Main Street, stated that the field at 156 North Main Street floods from the road. He asked about the dead trees on the property and about future development at 156 North Main Street.

Jane Boston – 64 Pettengill Road, advised that the change of use was done without notice to residents. She would like to see grates over or fencing around the retention ponds. She stated that there is a lot of water in the Pettengill cul-de-sac and would like the dead trees to be removed. She's worried about odors from the sewer venting into the neighborhood. She would also like to see the lakeside property preserved as conservation land. She also has traffic concerns.

Ralph Urban – 10 Washington Road, mentioned the use of an environmental review team on the impact of development.

Chris Callaway – 33 Washington Road, asked about fire hydrants and where the water would come from. He has concerns about where the salt/sand would be draining into during snow/ice removal. He has concerns about eagles and mentioned regulations regarding the nests. He suggested an environmental study.

John Wohlfert – 117 North Main Street, agrees with the use of the eastern portion of land at 156 North Main Street and would like to see it preserved. He prefers the entire property be preserved.

Jane Boston – 64 Pettengill Road, mentioned the reduction of lot size if on public sewer.

Attorney Sweeney addressed the above questions and concerns. He explained the design of the basin and advised that LandTech will be researching this issue. Management of the condominiums will be responsible for cleaning catch basins and documentation will be prepared regarding this issue. Water will be shifted away from Walker Lane. He mentioned that half of the property at 163 North Main Street will be in conservation and agrees that the Conservation Commission can give recommendations to the Zoning Commission. He reminded attendees that this specific application is only for wetlands activities. They can work with the Commission regarding Catch Basin #2. As far as 156 North Main Street, there is no intention of placing the property in conservation. Only .3 acres is proposed for association use. The future use of the 2

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acres is unknown. Attorney Sweeney addressed Mr. Bourbeau's concerns regarding dead trees and advised that the owners reserve the right for future plans on 156 North Main Street but that the association will not be allowed to build in the future. He advised Ms. Boston that they will wait for LandTech's report regarding security/safety of the detention basins. They will in language to allow for permitted uses on the conservation easement. Sewer odors and traffic concerns do not fall under the Conservation Commission and should be addressed with the Zoning Commission. Attorney Sweeney advised that the environmental review team is not funded at this time due to most towns having professional resources. He explained that there is no need for a fire tower due to the buildings being 3 stories. There will be language in the management plan regarding salt/sand. Trees with eagles nests will not be removed and a radius around the trees will be preserved during the construction process. The developers will look the water issues at 156 North Main Street and considered rectifying the situation at the road. Attorney Sweeney advised that if the regulations change, houses may be built lakeside. He advised that the condo association will only be allowed use at the amenities area. Greylock will still own the existing lot. Attorney Sweeney will look in permits regarding building near eagles nests and will adhere to the regulations during building.

Mrs. Bourbeau – 174 North Main Street, is concerned about building on the last portion on the last portion of the lake. Attorney Sweeney stated his client is not interested in restricting the property.

Lynn Wohlfert – 117 North Main Street, asked is there are drawing of the development from the street side. Greylock will make those available.

David Pratt motioned to continue the Public Hearing for Application #02-24 - Greylock Property Group, LLC (Applicant) 48 Unit Multi-Family Development to the April 1, 2024 meeting. Martha Smigel seconded. All in favor, motion carried.

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

David Pratt motioned to table the Public Hearing for Application #11-23 - Town of Marlborough (Applicant) Hodge Road Culvert Replacement to the April 1, 2024 meeting. Martha Smigel 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

David Pratt motioned to close 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. 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

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David Pratt motioned to table Application #11-23 - Town of Marlborough (Applicant) Hodge Road Culvert Replacement to the April 1, 2024 meeting. Martha Smigel 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

Martha Smigel motioned to approve Application #12-23 - Town of Marlborough (Applicant) South Main Street Reconstruction Phase 3 - 154 South Main Street to Exit 15 on Ramp with the condition to incorporate mitigation into the boat launch project square foot by square foot. Manny Hatzikostas seconded. All in favor, motion carried.

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

Martha Smigel motioned to table Application #02-24 - Greylock Property Group, LLC (Applicant) 48 Unit Multi-Family Development to the April 1, 2024 meeting. David Pratt seconded. All in favor, motion carried.

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

Martha Smigel motioned to approve Application #01-24 - Town of Marlborough (Applicant) to line Johnson Road and Kneeland Road culverts with the condition to add baffles within the pipe for fish migration. David Pratt seconded. All in favor, motion carried.

5. NEW BUSINESS – None

6. OTHER BUSINESS –

- a. Commissioner Training – Mr. Hughes reminded this can be done on the honor system and to let Ms. Bolton know as it is done. He will advise when more training opportunities will be coming.
- 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 placed in the RiverEast and FaceBook.
- c. Wetland Enforcement Office Report – Mr. Hughes stated that a show cause hearing needs to be schedule.

7. APPROVAL OF MINUTES –

David Pratt motioned to approve the minutes of the February 5, 2024, regular meeting. Martha Smigel seconded. All in favor, motion carried.

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8. ADJOURNMENT

David Pratt motioned to adjourn at 9:08 PM. Martha Smigel seconded. All in favor, motion carried.

Respectfully submitted,

Jennifer Magro
Board Clerk