

**Marlborough Conservation Commission
Regular Meeting
Marlborough Town Hall
October 4, 2004
7:00 p.m.**

1. CALL TO ORDER

Mr. Don Hautman called the meeting to order at 7:06 p.m. in the meeting room of Marlborough Town Hall.

2. ROLL CALL

The following Commission members were seated and voting:

Don Hautman
Jim Montstream
Christine Miller

Also present:

Peter Hughes, Director of Planning & Development, Marlborough

3. OLD BUSINESS

3.a & 3.b. – John Spagna & Tina Deluco – 23 Lewis Rd. – Wetland Violations

Peter Hughes stated that Chris Allen from LandTech will write a letter for the commission.

Motion by Christine Miller to table this item until the November 1, 2004 meeting. The motion was seconded by Jim Montstream and it was carried by a unanimous vote.

3.c – William Caffyn – application #04-09 – 265 South Main Street – New House

This item was continued from the August 30, 2004 meeting. Joel Fuller, land surveyor, spoke on behalf of the applicant. He said that the environmental assessment report has been completed. Peter Hughes said that the town is waiting for a letter from the health district. Mr. Fuller showed the commission members revised plans, noting the location of the existing septic system. He said that he adjusted the property line (noting Mr. Caffyn is the owner of the whole piece). The time travel study required a pipe to be installed. Travel time calculations are not yet complete. Don Hautman said that the environmental assessment report didn't address alternate house locations. He wants the report to address placing the house on the other side of the brook. He also said that the report should cover the effects on the watercourses for the two house location scenarios. Overall, the report did not address the effects of the proposed activity on the watercourses, and this is needed. Don Hautman noted that the commission held a site walk but did not walk the entire site.

Motion by Jim Montstream to grant a 65-day extension for application #04-09. The motion was seconded by Christine Miller and it was carried by a unanimous vote.

Motion by Christine Miller to hold a public hearing for application #04-09 on November 1, 2004 at 7:00 p.m. The motion was seconded by Jim Montstream and it was carried by a unanimous vote.

Motion by Jim Montstream that town-retained experts review the application materials prior to the public hearing. The motion was seconded by Christine Miller and it was carried by a unanimous vote.

Motion by Jim Montstream to schedule a site walk for application #04-09 for Saturday, October 30, 2004 at 8:00 a.m. The motion was seconded by Christine Miller and it was carried by a unanimous vote.

Motion by Jim Montstream to table application #04-09 until the November 1, 2004 meeting. The motion was seconded by Christine Miller and it was carried by a unanimous vote.

3.d. Kathryn Connors – Activity on Chapman/Edstrom Roads

Motion by Jim Montstream to remove the cease and desist order. The motion was seconded by Christine Miller and it was carried by a unanimous vote.

3.e Town of Marlborough – application #04-12 – Flood Rd. and Quinn Rd. Drainage Improvements

Peter Hughes stated that this application has been withdrawn because the town does not intend to do the work before winter.

3.f Marlborough Volunteer Fire Department – application #04-13 – Dry Hydrant

Lt. David Blish spoke on behalf of the fire department. He showed the commission members the file from the South Rd. dry hydrant that was done in 1995. He noted that the town will do the work. The application is for a dry hydrant from the pond to the driveway at the Glastonbury Fish and Game Club. Lt. Blish stated that the fire department's permit from the state expires on May 10, 2005. Don Hautman said that the commission needs further details on how the work will be performed. They need to know the actual depth of the pond, length of the pipe, how much earth will be dug, etc. He requested the applicant to provide a drawing with more details. He also requested that at the next meeting the applicant have someone speak in detail about how the work will be done.

Motion by Jim Montstream to table application #04-13 until the November 1, 2004 meeting. The motion was seconded by Christine Miller and it was carried by a unanimous vote.

3.g Brad Korth/Mike DeSanto – application #04-14 – 187 Flood Rd. – New House

This item was continued from the August 30, 2004 meeting. Don Hautman noted that the commission had a site walk on this property. Brad Korth addressed the commission and stated that an environmental assessment has been done on the property. He submitted a letter dated September 23, 2004 from R. Richard Snarski, Soil Scientist and Wetland Scientist. Don Hautman read the letter into the record. The letter included various recommendations to preserve the

wetland and its habitat. Mr. Korth noted that he addressed all the recommendations in the letter and showed the commission members revised plans. He noted that he changed the grading in some areas. He also discussed the clearing that will be required and the need to bring in fill for the septic. Mr. Korth talked about the proposed well location. The location of the well does not require any significant clearing. There was a discussion about moving the well location and changing the location of the silt fence. A conservation easement and a stockpile/storage location were also discussed.

Motion by Jim Montstream to approve application #04-14 with the following conditions:

- 1) **Move the well to the Northwest. Final location to be approved by the Wetland Enforcement Officer.**
- 2) **Adjust the location of the silt fence so that it is parallel to the driveway immediately outside the shoulder.**
- 3) **The final plan shall depict clearing limits as represented by the applicant at the October 4, 2004 Conservation Commission meeting.**
- 4) **The stockpile shall be located between the house and the driveway in the area of the proposed garage.**
- 5) **Conservation easement will be established in the area described on the plans dated August 1, 2004 and revised on October 4, 2004. The conservation easement will follow the clearing limits on the northwest side, go along the road, parallel to the driveway, until it hits the original silt fence location and will follow the silt fence location after Lewis Rd.**
- 6) **The driveway shall only be widened on the north side.**
- 7) **The plans to reflect all the changes recommended by R. Richard Snarski in his memo of September 23, 2004.**
- 8) **A sump and berm to be established for well drilling.**
- 9) **Footing drains to be added to the plans with the location of foot drains to be approved by the Wetland Enforcement Officer.**
- 10) **The temporary road is to be seeded and mulched after completion of the septic system.**

The motion was seconded by Christine Miller and it was carried by a unanimous vote.

Motion by Jim Montstream to move item 3.i (John Spagna & Tina Deluco application #04-17, 23 Lewis Rd.) prior to item 3.h (Town of Marlborough application #04-16). The motion was seconded by Christine Miller and it was carried by a unanimous vote.

3.i John Spagna & Tina Deluco – application #04-17 – 23 Lewis Rd. – New House

Peter Hughes noted there was no new correspondence for this application since the last meeting. Chris DeAngeles, engineer for the project, addressed the commission. Mr. DeAngeles presented revised plans to the commission, noting that it is still a work in progress. Mr. DeAngeles stated that he is trying to comply with all the recommendations made by LandTech and Jacobson & Associates. He stated that there was one comment in the LandTech letter that recommended that the riprap swale traveling down the north end of the driveway be removed from the plans. The applicant is keeping this on the plans. Mr. DeAngeles reviewed the changes that have been made to the plans. There have been many changes to the plans since the last meeting. Mr. DeAngeles said that they have changed the culvert crossing from one 36" diameter pipe to two smaller 18" diameter pipes. He said that this will allow them to reduce the height of the fill over the pipes.

Also, it will be more sensitive to the environment. The applicant's engineers have done a rough outline of the construction sequence. The details still need to be worked out. Mr. DeAngeles talked about the intermittent stream crossing. He is proposing to divert the water to the west and reduce the size of the riprap channel. He said that this should appease the abutting neighbors on the water issue. Mr. DeAngeles also stated that he is proposing a grass swale with an erosion control blanket where necessary and a bio-retention pool. The retention pool will be 12" deep. Details on the retention pool, including its overall size, are still being worked out. The stockpile has also been moved to a new location. The applicant is also proposing conservation easements on most of the area beyond the clearing limits.

Don Hautman stated that he wants to see a discussion about alternate house locations, specifically on top of the hill on the site. He wants an assessment of the impact on the wetlands and septic system for both locations. This should be a rough conceptual plan, a short narrative. The most important thing is to discuss the effect of the disturbance on the wetlands. Peter Hughes said that he would like to receive revised plans by mid-October.

Motion by Jim Montstream to hold a public hearing for application #04-17 on November 1, 2004 at 7:15 p.m. The motion was seconded by Christine Miller and it was carried by a unanimous vote.

Motion by Jim Montstream to move item 4.b (Dibacco Re-subdivision pre-application discussion) prior to item 3.h (Town of Marlborough application #04-16). The motion was seconded by Christine Miller and it was carried by a unanimous vote.

4. NEW BUSINESS

4.b Dibacco Re-subdivision – 396 Jones Hollow Rd. – Pre-application Discussion

Don Hautman noted that the commission had a site walk on this property on May 6th. John Sczurek spoke on behalf of the applicant and explained what the applicant wants to do. He presented revised plans to the commission. He explained that this is a 19.6 acre parcel. There is presently one residential home on the site. The applicant wants to construct four additional houses, one six-bedroom house on the east side of the Blackledge River and three four-bedroom homes on the west side. Mr. Sczurek explained the changes that have been made to the plans. The applicant is proposing approx. 5 acres in conservation easements. Mr. Sczurek said that they looked at accessing the site through Walnut St. but it was impractical given the high slopes. LandTech is in the process of performing an environmental assessment on the site. The engineers are presently working on travel time calculations.

Don Hautman stated that it is highly likely that the commission will determine that the proposed activity will constitute a substantial impact on the wetlands area. He said that he will want to see alternative house sites and the impact on the wetlands under various scenarios. Mr. Hautman also stated that he wants the applicant to consider combining the two driveways that are side by side into one driveway. He also wants to see alternative entries to the lots in the environmental assessment report.

OLD BUSINESS (CONTINUED)

3.h Town of Marlborough – application #04-16 – 8 Ruby Rd. – Drainage Improvements

This item was approved at the last meeting.

There was a brief recess in the meeting at 8:55 p.m. The commission reconvened at 9:05 p.m.

Don Hautman scheduled a site walk for application #04-18 – Brendon Montstream – 91 Portland Road – New House for Saturday, October 30, 2004 at 8:45 a.m.

5. OTHER BUSINESS

5.a Community Development Advisory Commission (CDAC)

Peter Hughes updated the commission on the last CDAC meeting. He said that the CDAC is working on a community survey and guidelines for architectural standards. A \$275K STEAP grant has been awarded to the town for streetscape improvements.

5.b Ruby Estates – Flood/South/Ogden Lord Road

There was nothing to report on this item.

5.c Sewer Project

Peter Hughes stated that the town is on the schedule for the state's October bond commission to obtain financing for the engineering design portion of the sewer project. Don Hautman expressed some concern about the sewer project and the new golf course community's request to hook up to the sewer lines. This item will be included on the next meeting's agenda for discussion.

5.d Open Space

Peter Hughes stated that he will follow-up with working with Shelley Green from the Nature Conservancy and the DEP on the town's open space plan. There was a brief discussion about the draft open space plan dated May 23, 2003. Don Hautman noted that there was still a lot of work that needs to be done on this document. Peter Hughes stated that he would complete the document by Thanksgiving. Don Hautman expressed his skepticism but praised Mr. Hughes for his fortitude.

6. APPROVAL OF MINUTES

Motion by Jim Montstream to approve the minutes of the June 17, 2004 meeting. The motion was seconded by Christine Miller and it was carried by a unanimous vote.

Motion by Christine Miller to approve the minutes of the August 30, 2004 meeting with the following changes: 1) page 3, item 4.a, first sentence, delete the words "Don Hautman" prior to "stated that the applicant" and substitute with "Peter Hughes"; 2) page 6, item 4.e, Kathryn Connors, the following sentence should be added at the end of that paragraph,

“This item was tabled until the October 4, 2004 meeting”. The motion was seconded by Jim Montstream and it was carried by a unanimous vote.

Motion by Christine Miller to approve the minutes of the August 31, 2004 minutes. The motion was seconded by Jim Montstream and it was carried by a unanimous vote.

7. WETLAND ENFORCEMENT OFFICIAL’S REPORT

Peter Hughes stated that he will send a letter to the developer who is working on the property on Old Cider Mill. There have been some problems with the driveway at the site that have impacted the lake.

8. ADJOURNMENT

Motion by Christine Miller to adjourn the meeting at 9:30 p.m. The motion was seconded by Jim Montstream and it was carried by a unanimous vote.

Respectfully submitted,

Mary Sciano