

**Marlborough Conservation Commission  
Regular Meeting  
Marlborough Town Hall  
July 11, 2005  
7:00 p.m.**

**1. CALL TO ORDER**

Gordon Isleib called the meeting to order at 7:07 p.m. in the meeting room of Marlborough Town Hall.

**2. ROLL CALL**

The following Commission members were seated and voting:

Gordon Isleib  
Christine Miller  
Jim Montstream  
Jack Bray

Also present:

Peter Hughes  
Kenneth Cheshire  
Joel Fuller  
John Gillis

**3. SHOW CAUSE HEARING – Kenneth Cheshire, 16 West Road – Violation of IWWCA Regulations, Article 14.3 and Article 14.5**

Gordon Isleib read a letter from Peter Hughes to Kenneth Cheshire regarding the expectations of the Conservation Commission following their June meeting. The letter explained that Mr. Cheshire needs to hire a professional engineer and wetlands specialist to prepare a plan that provides equivalent protection to the wetlands as to what was approved in application #95-19.

Mr. Cheshire addressed the commission and explained that he spoke to a professional about the types of grasses that should be planted in the area of the wetlands. He is finishing his report and it should be complete within a week. The commission members explained that Mr. Cheshire still needs an engineer to provide a plan as noted above. Driveway and drainage issues need to be addressed.

**Motion by Jack Bray to continue the cease and desist order for Kenneth Cheshire, 16 West Rd., as amended in the June 7, 2005 conservation commission meeting and to continue the show cause hearing. The motion was seconded by Jim Montstream and it was carried by a unanimous vote.**

**4. OLD BUSINESS**

- a. Application #05-14 – John Gillis – 30 Blackledge Drive – House

Gordon Isleib noted that the site walk scheduled for June 20<sup>th</sup> was cancelled due to rain. Joel Fuller, land surveyor, addressed the commission and showed the members revised plans. There is

an existing house on the property now, which will be split into two separate properties. Mr. Fuller explained that the boundary lines have been adjusted, resulting in a more even split of the property. Lot 2 is now approx. 6.3 acres. Frontage is on the Blackledge River. An existing pathway will be used, reducing the amount of clearing required. The only clearing will be in the area of the house. Mr. Snarski has flagged the wetlands on the property. The house will have three bedrooms, with an outdoor pool to be installed some time in the future. The site has been tested by Chatham Health District and the septic area was found to be suitable. Mr. Fuller said that the septic area may move closer to the house. The lot has a nice, even grade. There was a brief discussion about the direction of the wetland drainage. There are a couple of areas with small impact to the wetlands, including the area of the garage and grading for the house.

**Motion by Christine Miller to approve application #05-14 – John Gillis – 30 Blackledge Drive – with the following conditions: 1) A conservation easement will be in place from the stone wall to the property line to protect the wetlands; 2) The applicant will re-test and move the septic system to just below the 350 contour and the clearing limits will be adjusted accordingly; 3) The clearing limits are to be flagged and approved by the WEO prior to any cutting and 4) The conservation easement is to be placarded. The motion was seconded by Jim Montstream and it was carried by a unanimous vote.**

#### **5. NEW BUSINESS**

There was no new business.

#### **6. OTHER**

- a. Modification Request – 23 Lewis Rd.

Peter Hughes explained that Mr. Spagna wants to eliminate the requirement of the swale and biosphere for work at 23 Lewis Rd. He noted that the town engineer is fine with this and his written report will follow. Mr. Hughes noted that the foundation and driveway are in.

**Motion by Jim Montstream to table the modification request for 23 Lewis Rd. until the August meeting. The motion was seconded by Jack Bray and it was carried by a unanimous vote.**

- b. Community Development Advisory Commission

Mr. Hughes reported that there was a public forum on June 22<sup>nd</sup> about road repair work in town. Only three residents attended the public forum, which was presented by Tom Giola, Director of Physical Services. The presentation is available on the town's website and will be shown on cable access television. Gordon Isleib advised that he will be stepping down from the CDAC group due to family commitments.

- c. Sewer Project

Peter Hughes reported that the design work should be completed by October. The WPCA is finalizing the pump station locations. The main pump station will either be on Pettengill Rd. or North Main Street. Mr. Hughes explained how the pump stations work and are maintained. The

plans will come before the conservation commission sometime in the fall. After the design work is complete the WPCA will hold a public hearing. There was a brief discussion about Marlborough Health Care and the need for MHC to connect to the sewer system. At this point the connection route is unknown.

d. Open Space Function

Peter Hughes noted that he is making copies of the Open Space & Cultural Resource Plan

e. Town Center Area

Peter Hughes reported that the first selectman signed a contract for the town center plan. The plan will include design guidelines and building size. The town will draft regulations.

f. Oak Drive Drainage

Mr. Hughes noted that there might be some work off Victoria Lane that will help the situation.

**7. APPROVAL OF MINUTES**

This item was deferred until the August meeting.

**8. WETLAND ENFORCEMENT OFFICIAL'S REPORT**

There was a brief discussion about the construction work at 23 Lewis Rd, which is moving along. Peter Hughes is following up on a property on Chapman Rd. that has a pump house building at the edge of the pond. He also noted that the application for a subdivision off South Buckboard will come back to the commission in a revised form, probably 8 to 10 homes. The new design includes pedestrian easements.

**9. ADJOURN**

**Motion by Jim Montstream to adjourn at 8:05 p.m. The motion was seconded by Christine Miller and it was carried by a unanimous vote.**

Respectfully submitted,

Mary Sciano