



Town of Ashland

MASSACHUSETTS

MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
August 12, 2019

1 Present: Gene Crouch (Chair)
2 William Moulton (Vice Chair)
3 Carl Hakansson
4 Cathy Van Lancker
5 K.G. Narayana
6 Greg Wands
7
8 Maeghan Dos Anjos (Agent)
9

10 **Call to order: 7:07 P.M.**

11
12 **7:07 Announcements**

13 Mr. Crouch made an announcement stating that the NOI/SMP hearing for Eversource Transfer
14 Line will be continued to August 26, 2019. The continuance was requested by the Applicant.
15

16 Mr. Crouch made a second announcement stating that the NOI hearing for Mass DOT, Route
17 126 has been continued to September 9, 2019. The continuance was requested by the
18 Applicant.
19

20 **7:11 NOI, Eversource, Hopkinton to Ashland Transfer Line, gas line replacement from**
21 **Hardwick Road to Cedar Street (continued from 6/ 26 /2019)**
22

23 **Mr. Gene Crouch, and Mr. Moulton recused themselves from the hearing.**
24

25 Ms. Van Lancker opened the hearing, and stated that the Applicant requested a continuance to
26 August 26, 2019.
27

28 Mr. Narayana made a motion, seconded by Mr. Wands to continue the hearing to August 26,
29 2019. Motion passed 4-0-0.
30

31 **Mr. Crouch and Mr. Moulton returned to the meeting.**
32

33 **7:13 RDA, Jack Borges, 73 Shore Road, above ground pool (continued from 8/12/2019)**

34 Mr. Jack Borges (Applicant/Owner) was not present for the discussion. The Agent stated that
35 there are no public records indication elevations or flood plain for the Shore Road area. The
36 Agent also stated that the applicant's wife spoke about withdrawing the RDA, but was waiting
37 confirmation from Mr. Borges as to how he wishes to proceed.
38

39 Mr. Moulton made a motion seconded by Mr. Narayana to continue the meeting to August 26,
40 2019. Motion passed 6-0-0.
41
42

43 **8:09 NOI, MassDOT, Route 126 (Pond Street) Revitalization**
44 **Mr. Gene Crouch recused himself from the hearing.**
45

46 Mr. Moulton opened the hearing and asked for a motion to continue the hearing per the
47 Applicant's request.
48

49 Mr. Narayana, made a motion, seconded by Ms. Van Lancker to continue the hearing to
50 August 26, 2019. Motion passed 5-0-0.
51

52 **Mr. Crouch returned to the meeting.**
53

54 **7:15 NOI, Virginia Gentile, 10 Wenzell Road, addition and deck**

55 Mr. Tom Rebula (Representative- Wetland Scientist with Goddard Consulting), Virginia
56 Gentile (Applicant/Owner), and Ted Gowdy (Contractor- The Gowdy Group) were present for
57 the hearing.
58

59 Mr. Rebula stated that the Applicant is proposing an addition to reclaim a garage that had been
60 converted in a living room, and stairwell to the basement. The addition would consist of a
61 new living room, laundry room, and staircase. A porch will also be installed in the back of the
62 addition. Mr. Rebula stated that the work will take place in the existing lawn, and some
63 additional clearing is necessary, and some of that clearing is within the 25' No Disturb Zone.
64 Mr. Rebula stated that oriental bittersweet will be removed within the No Disturb Zone in
65 order to mitigate these impacts to the 25' No Disturb Zone.
66

67 Mr. Rebula also reviewed the wetland resource areas, and vernal pool. Mr. Rebula said that
68 the vernal pool was not certified at the time of the wetland delineation, and asked that it be
69 made a condition of the Order, given the current time of year. Mr. Rebula also stated that
70 impacts to buffer zone and the No Disturb Zone will consist of an area of 540 square feet. He
71 further described the proposed mitigation efforts within jurisdictional areas, and stated that it
72 would be a net gain of Buffer Zone and Bordering Vegetated Wetland. The area will then be
73 planted with native species.
74

75 Mr. Crouch asked where the limit of clearing will take place. Mr. Rebula stated that it is along
76 the erosion control barrier. Mr. Moulton asked what is currently within the mitigation area.
77

78 The Agent asked about the need for cutting and filling within the floodplain. Mr. Rebula stated
79 that it is for a construction envelope to access the addition and will consists of 37 cubic feet.
80

81 Mr. Rebula went over the Agent's comments. Mr. Crouch asked about the existing deck. Mr.
82 Rebula said that it consists of 308 square feet.
83

84 Mr. Gowdy spoke of the access to the basement.
85

86 Mr. Rebula passed around a revised mitigation plan which includes a legend. The original plan
87 did not have a legend. Mr. Crouch asked why so much room is needed within the Buffer Zone.
88 He also asked about the type of material on site.
89

90 Mr. Crouch asked for the distance between the limit of work and the addition. Mr. Rebula
91 stated that the distance is 15 feet.

92
93 Ms. Van Lancker asked if there was any thought to replant the area of the bittersweet with
94 something other than lawn. Mr. Rebula stated that they have not developed a landscape plan.
95 She also asked if the existing fence will be removed. Mr. Gowdy stated that the fence is old,
96 and that the vines are growing up and around it.

97
98 Mr. Crouch asked where they plan on keeping stockpiles. Mr. Rebula stated that they would
99 not be stored within resource areas. Mr. Crouch also asked about the mitigation area, and the
100 waiver. Mr. Moulton suggested that bounds be placed at the mitigation area. Mr. Hakansson
101 stated that his answer for the mitigation and waiver is to allow it, as it seems to improve the
102 resource areas.

103
104 Mr. Crouch stated that the plans should be revised to show the following things:

- 105 • Mitigation area on the same sheet as the plan
- 106 • Bounds at the angle points at the Mitigation Area
- 107 • A chart shall be included to show cubic footage alterations and square footage
108 alterations
- 109 • The area within the No Disturb Zone for disturbance and mitigation should be
110 highlighted so that they can be told apart.

111
112 The Agent stated that they should include the revised waiver to show the alternatives explored
113 and why they were not feasible.

114
115 Mr. Moulton made a motion, seconded by Mr. Narayana to continue the hearing to August 26,
116 2019. Motion passed 6-0-0

117
118 **7:57 NOI/SMP, William Rodenhiser, 81 West Union Street, commercial buildings, and**
119 **associated work**

120 Mr. Barbieri (Representative- Lawyer), Mr. Darren Grady (Representative- Engineer with
121 Grady Consulting), and Mr. Rodenhiser (Applicant/Owner) were present for the hearing.

122
123 Mr. Grady stated that the bounds are installed as per the conditions of the current OOC. Mr.
124 Grady provided a brief history of the project and permit that was issued in 2016. Mr. Grady
125 stated that the project consists of three buildings, parking, access, and utilities. The drainage is
126 proposed underground and was designed for the 100 year storm. There will be a series of
127 catch basins on site.

128
129 Mr. Grady said that the silt fence has been maintained with no runoff or erosion into the
130 wetlands. The Agent asked for the plantings that are proposed. Mr. Grady named them off.

131
132 Mr. Crouch asked if test pits or soil borings were performed. Mr. Crouch asked about the
133 groundwater elevation at one of the test pits. Mr. Grady said that it was 239 feet. Mr. Crouch
134 asked about the bottom of the infiltration system. Mr. Grady also said that the bottom of the
135 infiltration system is 241.7 and 242.2 feet. Mr. Crouch asked about the test pit at 237.2 feet.
136 Mr. Grady stated that the bottom of the system is 239.25 feet. The Agent asked the basement

137 elevation for building 1. Mr. Grady said that it is as 239 feet. Mr. Crouch asked for the boring
138 logs. Mr. Grady referred Mr. Crouch to page 9 of the plans. Mr. Crouch said that the
139 elevation of the wetland is at 242 feet, but no elevations are shown within the wetland, but that
140 the bottom of the infiltration basin is at 239 feet. Mr. Grady said that the wetland is higher
141 **than the groundwater on site.** Mr. Crouch asked about the test pit labeled DTH 08-5. Mr.
142 Grady said that he needs to get the information from another consultant (Kevin O’Leary from
143 the Jillson Company) who worked on the project previously and, that Mr. O’Leary was present
144 during the test pits. Mr. Crouch asked what datum is being used. Mr. Grady responded that it
145 datum used is NGVD 29.

146
147 Mr. Crouch said that on well 13-03 the bottom depths is 8.5 feet, and the water depth is at 8.5
148 feet: they are different elevations. Mr. Grady said that he will check that.

149
150 Mr. Crouch asked if borings or test pits were performed. Mr. Rodenhiser said that test pits
151 were done in the presence of Mr. O’Leary.

152
153 Mr. Barbieri suggested an overlay on a plan with the test pits and soil logs on the same sheet.
154 Mr. Crouch said that none of these test pits were done in the location of the infiltration basin
155 and that they were done near the infiltration basin. Mr. Crouch further stated that there is no
156 test pit next to the middle infiltration basin. Mr. Rodenhiser stated that new test pits will be
157 done.

158
159 Mr. Crouch asked about the height of the retaining wall. Mr. Grady stated that it will be six
160 feet high, and then taper off to two feet high to the north of the site. Mr. Crouch stated that his
161 biggest concern is that the proposed system meets the requirement of the two foot separation
162 from the groundwater and the bottom of the basin. My. Crouch said that he wants to ensure
163 that the proposed system functions properly.

164
165 Ms. Van Lancker asked about snow storage and suggested that signs be posted at the parking
166 lot near the wetlands so snow is not dumped within the wetland system.

167
168 Mr. Hakansson asked about stockpiles during construction. Mr. Hakansson expressed a
169 concern about dust control. The Agent stated that it will be added as a condition.

170
171 Mr. Grady went over the information and methods used to create the stormwater system and
172 the report. The static method was used to design and meet recharge standards under the
173 Stormwater Management Handbook. Ms. Van Lancker asked if all roofs drain through the
174 system. Mr. Grady said that they do.

175
176 Mr. Crouch opened the hearing to the public.

177
178 Mr. Mark Dassoni (Hawthorne Road) asked if the building inspector has looked at it [the plans
179 for Phase II]. Mr. Grady explained that a Technical Review Meeting has been held, and that
180 the Design Review Committee is coming up. Mr. Dassoni asked about the zoning and if it is
181 within a commercial zone. Mr. Crouch said that he assumed so, but that zoning is not a
182 wetlands issue. Mr. Dassoni asked where Route 135 is on the plans. Mr. Grady pointed it out
183 on the plans.

184 Mr. Emory Bond (59 West Union Street) reviewed conditions of the OOC that was issued for
185 Phase I. He specifically mentioned conditions regarding dust control and stockpiles, and asked
186 how these were addressed. Mr. Rodenhiser stated that he constantly uses the stockpiles, and
187 that calcium chloride and water are used for dust control.

188
189 The Agent suggested adding a condition on more frequent street sweeping and dust control.
190 Ms. Van Lancker reminded the Agent about the condition on signs that prohibit the snow from
191 being dumped in protected areas.

192
193 Mr. Emory Bond asked about how the ledge on site is treated. Mr. Rodenhiser stated that it
194 would be moved, or hammered. Mr. Bond stated that the test pits were not located within the
195 proposed infiltration basin structures. Mr. Crouch reminded Mr. Bond that they will be doing
196 new test pits based on the conversation earlier in the evening.

197
198 Mr. Thomas Ferris (73 West Union Street) expressed his concerns about dust control. Mr.
199 Crouch said that there is a provision for construction entrance to be lined with a construction
200 apron.

201
202 Mr. Brandon Bond (59 West Union Street) asked about the storage of grass clippings. Mr.
203 Moulton suggested that the storage may be part of site plan review with the Planning Board.

204
205 Mr. Crouch stated that the Commission will be expecting the additional test pits, revised plans,
206 and that the Commission will also need the confirmation on the ledge that is on the site, and
207 how it will be removed. Ms. Van Lancker reminded the Commission for a condition for the
208 snow storage signs. Mr. Hakansson stated that there will be a condition for more frequently
209 street sweeping and post conditions. Mr. Narayana stated that a condition for dust control is
210 also necessary.

211
212 Mr. Crouch stated that the following information is necessary for the NOI application:

- 213 • New test pits within the proposed location of the infiltration system;
- 214 • Revise the plans to show the test pits and the soil logs on one sheet;
- 215 • Show the locations of the snow prohibition signs and;
- 216 • Confirm the ledge evaluation.

217
218 Ms. Van Lancker made a motion, seconded by Mr. Narayana to continue the hearing to
219 September 9, 2019. Motion passed 6-0-0.

220
221 **9:17 Request for COC 95-06, and 95-10, Mary Carbone, 16 Old Country Path**
222 The Agent stated that the older permits were issued, but that 16 Old Country Path is not within
223 the jurisdiction of the Conservation Commission.

224
225 Ms. Van Lancker, made a motion, seconded by Mr. Narayana, to issue a Partial COC for 95-
226 06. Motion passed. 6-0-0.

227
228 Ms. Van Lancker, made a motion, seconded by Mr. Narayana, to issue a Partial COC for 95-
229 10. Motion passed. 6-0-0.

230

231 **9:19 Request for COC 95-374, Lisa Morla, 11 Blueberry Hill Drive**
232 The Agent stated that the permit was issued for the development of the roadway of what is now
233 Hickory Road, and that this property was out of the area, and out of jurisdiction.

234
235 Ms. Van Lancker, made a motion, seconded by Mr. Narayana, to issue a Partial COC for 95-
236 06. Motion passed. 6-0-0.

237
238 **9:21 Review of the July 22, 2019, Meeting Minutes**
239 The Commission reviewed the Meeting Minutes from July 22, 2019.

240
241 Ms. Van Lancker made a motion, seconded by, Mr. Narayana to accept the July 22, 2019,
242 Meeting Minutes as amended. Motion passed 6-0-0

243
244 **9:25 Review Draft OOC, Jose Baez, 17 Fruit Street, after-the-fact permit for drainage**
245 **replacement, and requesting to replace retaining wall, and stairs**

246 The Commission reviewed a draft OOC for Mr. Baez (17 Fruit Street).

247
248 Ms. Van Lancker made a motion, seconded by Mr. Wands, to the issue the OOC as discussed.
249 The motion passed. 6-0-0.

250
251 **9:41 Appoint members of the Land Stewardship Committee**

252 Mr. Hakansson stated that terms for Greg Wands, Mr. Cliff Wilson, Ms. Marcia Reni, and
253 himself were up to be reappointed.

254
255 Mr. Narayana made a motion, seconded by Mr. Moulton, to appoint Mr. Wands, Mr. Wilson,
256 Mr. Hakansson, and Ms. Reni for a term of three years. The motion passed. 4-0-2. (Mr.
257 Wands, and Mr. Hakansson abstained).

258
259 **9:44 Appoint a member of the Conservation Commission to the Nyanza Advisory**
260 **Committee**

261 The Agent stated that there is a vacancy for a seat with the Nyanza Advisory Committee, and
262 that it was opened due to Mr. Jeff Lingham's resignation. The Agent stated that the seat needs
263 to be filled by a member of the Conservation Commission. The Commission asked for more
264 information, specifically when they meet, and what the commitment is.

265
266 **9:50 Agent's Announcements**

267 The Agent explained that 42 Williams Road has an expired OOC for an inground pool. The
268 agent stated that in-ground pool, and patio was installed, but the OOC expired before the fence
269 and the bounds could be installed on the property. The Agent stated that she thinks that the
270 way to go is to file an RDA for the fence and bounds, and asked if the Commission had any
271 concerns. The Commission did not have any concners.

272
273 The Agent also explained that a statement on the deed of 30 Raymond Way requires a C.R. to
274 be issued; however, the owners have concerns from this, and was wondering what would
275 happen if the state does not accept the CR. Mr. Crouch provided a brief history of the property
276 and how it relates to the subdivision (95-577). The Agent stated that she spoke with Mr.

277 Moulton about this and he suggested a Deed Restriction. The Commission discussed the Deed
278 Restriction, and had no concerns over the alternative.

279

280

281 **9:53 Sign Documents**

282 Extension 95-841, Robert Hill Way, senior housing facility

283 COC Partial 95-06, Mary Carbone, 16 Old Country Path

284 COC Partial 95-10, Mary Carbone, 16 Old Country Path

285 COC Partial, 95-374, 11 Blueberry Hill Drive, subdivision

286 OOC Jose Baez, 17 Fruit Street, after-the-fact permit for drainage replacement, and
287 requesting to replace retaining wall, and stairs

288

289 **10:06 Adjournment**

290 Mr. Moulton made a motion, seconded by Ms. Van Lancker to adjourn the meeting.

291 Motion passed 6-0-0.

292

293 **Documents Reviewed by the Conservation Commission on 8 / 12 / 2019**

294 • Conservation Commission Agenda 8-12-2019

295 • Document entitled, *Meeting Minutes 7/22/2019*

296 • Document entitled, *73 Shore Road, Elevations*, dated 8/7/2019

297 • Document entitled, *Comments on Filing- 10 Wenzell Road*, dated 8/ 12 / 2019

298 • Document entitled, *Notice of Intent: 10 Wenzell Rd., Ashland, MA*. Dated 6/ 16/ 2019

299 • Plans entitled, *Proposed Addition Plan of 10 Wenzell Road*, dated July 11, 2019

300 • Document entitled, *Comment on Filing- 81 West Union Street*, dated 8/12/2019

301 • Document entitled, *81 West Union Street Applicant- 81 West Union Street LLC*, dated
302 June 13, 2019 (NOI application)

303 • Document entitled, *Stormwater Report, Site Plan: 81 West Union Street, Ashland, MA.*
304 *(Phase 2)*, dated June 11, 2019

305 • Plans entitled, *Phase II Site Plan: 81 West Union Street*, dated 6/ 13/ 2019