



Town of Ashland

MASSACHUSETTS

MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
January 8, 2018

1
2 Present: Gene Crouch (Chair)
3 Bill Moulton (Vice Chair)
4 Carl Hakansson (entered at 7:20 p.m.)
5 K.G. Narayana
6 Jeff Lingham
7 Cathy Van Lancker
8 Greg Wands
9
10 Maeghan Dos Anjos (Agent)

11
12 **Call to order: 7:13 P.M.**

13
14 **7:13 Review of the December 18, 2017, Meeting Minutes**

15 Mr. Lingham made a motion, seconded by Ms. Van Lancker to accept the December 18, 2017,
16 Meeting Minutes as amended. Motion passed 6-0-1. (K.G. Narayana abstained).

17
18 **7:16 Violation, Andrew Puntini, 270 Cordaville Road**

19 Mr. Puntini was present for the discussion. The Agent explained that a building permit was
20 issued for an addition in the same footprint as a previous porch. Mr. Puntini explained that the
21 addition is 16ft by 20 feet, and that it has a full basement. He also stated that fill was graded in
22 the yard, but did not expand the yard.

23
24 The Commission stated that he needs to file an after-the-fact NOI and it should include wetland
25 flagging/Top of bank flagging, elevations, confirmation out of floodplain, and the mean annual
26 high water line of the Sudbury River. The Commission said he could use the existing plot
27 plan.

28
29 Mr. Moulton made a motion, seconded by Ms. Van Lancker to require a Notice of Intent.
30 Motion passed. 7-0-0

31
32 **7:52 Discussion, Jesica Lee 98-100 Main Street**

33 Jessica Lee (Owner) and Paul Gustavson (realator) were present for the discussion. The
34 Commission discussed the jurisdictional areas of the property given the sluiceway that drains
35 Mill Pond under Myrtle Street, through the parking lot of 50 Main Street, and eventually
36 discharges by 98-100 Main Street.

37
38 The Chair of the Commission stated that it does not constitute Riverfront Area, but it would be
39 jurisdictional by other means. Mr. Crouch clarified that it's jurisdictional, but work would not
40 be prohibited, and permits would be required for certain activities. The Agent stated that she
41 should speak to EPA and DEP regarding the Groundwater Plume that exists in the area.

43 **8:11 NOI/SMP, A&M Realty Trust, John Matarese, Trs., 0 High Street (Brogden**
44 **Road Extn), two single family homes (continued from 11/27/2017)**

45 The Agent explained the status of the permit of this project with the Planning Board. The
46 Agent explained that the Town has yet to accept Brogden Road, and the permit with the
47 Planning Board is expected to close their hearing in the summer months, after Town Meeting.
48 The Commission asked about DPW, and if they had any comments regarding the road. The
49 Agent stated that it was sent out to DPW, but no comments were received.

50

51 Mr. Lingham made a motion, seconded by Ms. Van Lancker to close the hearing. Motion
52 passed. 7-0-0

53

54 The Commission reviewed a draft OOC 95-916 for A&M Realty Trust, John Matarese, Trs., 0
55 High Street (Brogden Road Extn).

56

57 Mr. Moulton, made a motion, seconded by Mr. Narayana to issue the OOC. Motion passed. 7-
58 0-0

59

60 **8:43 Discussion, Rich Kirby, 12-16 Union Street (Clocktown parcel) (jurisdiction and**
61 **permitting history)**

62 No one was present for the discussion.

63

64 **8:50 Reviewed Amended OOC 95-891, Bill Rodenhiser, 81 West Union Street, storage**
65 **facility, extend the limit of work**

66 The Commission reviewed a draft amended OOC for 95-891, Bill Rodenhiser, 81 West Union
67 Street. The amendment was for the expansion of the limit of work line.

68

69 Mr. Lingham made a motion, seconded by Mr. Narayana, to close the hearing. Motion passed
70 6-0-1. Carl Hakansson abstained.

71

72 **9:15 Member Prerogative**

73 The Commission asked about 0 Tri Street. The Agent stated that an informal discussion is
74 placed on the next agenda to view the stream status of the brook that runs through the property
75 along Charles Street. Mr. Hakansson described the course of the stream. Mr. Crouch
76 explained the regulatory and scientific differences between intermittent and perennial streams.

77

78 **9:45 Review Draft OOC, Pelletier Realty Trust, 231 Pond street, building a garage**

79 The Commission reviewed the Draft OOC. The Commission had concerns of the added
80 conditions that were not discussed during the public hearing. The Commission felt that some
81 conditions were necessary to meet the Stormwater Management Standards. The Commission
82 asked the Agent to correspond with the Applicant.

83

84 **9:43 Request for COC, 95-751, Richard Barbieri, 9-15 Concord Court, multi-family**
85 **housing**

86 The Agent explained that deed recording information was submitted, and that the bounds were
87 installed. The Agent explained that Mr. Lingham and the Agent measured the bounds and a
88 few of the bounds needed to be relocate. The Agent stated that the bounds were relocated, and
89 are shown on the as-built plans. The Agent also stated that the 2005 Meeting Minutes (from

90 when the NOI was filed) spoke about the Bay Circuit Trail and that the Commission asked for
91 that to be finalized in a deed. The Agent said it was not part of the conditions of the OOC, but
92 she felt that it was necessary to inform them of that discussion from 2005.

93
94 Ms. Van Lancker made a motion, seconded by Mr. Lingham to issue the COC. Motion passed
95 7-0-0

96
97 **9:48 Agricultural Mapping**
98 The Agent explained that SVT is working on Priority Agricultural Mapping and asked the
99 Commission if other areas in Town should be added. The Commission had no other areas to
100 add.

101
102 **9:51 Member Prerogative**
103 Ms. Van Lancker stated that CPC is working with Habitat for Humanity to potentially build a
104 house at the Sibson Property (220 Olive Street).

105
106 Mr. Hakansson explained some of the improvements going on at the house at 22 Eliot Street,
107 which includes a new furnace, and the replacement of a porch, bulkhead and floorboards of the
108 garage.

109
110 **9:58 Agent Announcements 1. — Conservation Land Inventory (Formerly Master Plan)-**
111 **Review Conservation Property Fact Sheet**
112 The Commission reviewed and commented on the Conservation Fact Sheet. The Agent stated
113 that it will be added to the front page of each property in the Inventory.

114
115 **10:02 Agent Announcements 2. — Deeds for Conservation Land Inventory.**
116 The Agent stated that Ms. Stephanie Danish (intern) finalized the research into the Meeting
117 Minutes, and that deeds will be reviewed at the next meeting.

118
119 **10:05 Agent Announcements 3. —Updates on Ongoing Projects**
120 The Agent gave the Commission an update on current projects.

121
122 **10:07 Member Prerogative**
123 Mr. Hakansson stated that the Nicolo property will be closed on.

124
125 **10:08 Sign Documents**
126 OOC 95-916, A&M Realty Trust, John Matarese, Trs., 0 High Street (Broden Road Extn),
127 two single family homes

128 OOC Amended 95-891, Bill Rodenhiser, 81 West Union Street, storage facility, extend limit
129 of disturbance line

130 COC 95-751, Richard Barbieri, 9-15 Concord Court, multi-family housing

131

132 **Documents Reviewed by the Conservation Commission on 1/8/2018**

- 133 • Conservation Commission Agenda 01-08-2018
- 134 • Conservation Commission Meeting Minutes 12-18-2017
- 135 • Document, Building Permit, and Mortgage Inspection Plan for 270 Cordaville Road, and
136 GIS Map 12/21/2017

- 137 • Photographs of 270 Cordaville Road
- 138 • GIS Map of 98-100 Main Street
- 139 • Plans, *Plan of Land in Ashland, Massachusetts*, dated (illegible) (for discussion of 98-
- 140 100 Main Street)
- 141 • Document, *Relevant Sections of the Wetlands Regulations (310 CMR 10.00) Regarding*
- 142 *Riverfront Definition* for 98-100 Main Street
- 143 • Document, *Definition of Bordering Vegetated Wetlands Pursuant to 310 CMR 10.55*
- 144 for 12-16 Union Street (never discussed, no one was present)
- 145 • Draft OOC, 95-916, A&M Realty Trust, 0 High Street Rear (Off Brogden Road)
- 146 • Draft Amended OOC, 95-891, William Rodenhiser
- 147 • Draft OOC, 95-914 Pelletier Realty Trust, 231 Pond Street
- 148 • Document, *Conservation Property Fact Sheet*

149

150 **10:09 Adjournment**

151 Ms. Van Lancker made a motion, seconded by Mr. Wands to adjourn the meeting.

152 Motion passed 7-0-0.