



Town of Ashland

MASSACHUSETTS

MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
January 22, 2018

1
2 Present: Gene Crouch (Chair) (entered at 7:11 p.m.)
3 Bill Moulton (Vice Chair)
4 Carl Hakansson
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: 7:08 P.M.**

13
14 **7:13 Review of the January 8, 2018, Meeting Minutes**

15 Mr. Narayana made a motion, seconded by Mr. Lingham to accept the January 8, 2018,
16 Meeting Minutes as amended. Motion passed 7-0-0.

17
18 **7:14 Review of the December 18, 2017, Executive Session Meeting Minutes**

19 Mr. Wands made a motion, seconded by Ms. Van Lancker to accept the December 18, 2017,
20 Meeting Minutes as amended. Motion passed 5-0-2. (Mr. Lingham and Mr. Narayana
21 abstained).

22
23 **7:19 RDA, Town of Ashland- Town Forest Committee, Oregon Road, Parking Lot, Bill**
24 **Moulton recused himself and left the room**

25 Catherine Rooney (Chair- Town Forest Committee) was present for the meeting. Ms. Rooney
26 discussed the importance of adding a parking lot, stating that the existing pull-off area fits only
27 one car and is not safe. Ms. Rooney stated that the pull off would fit four to five cars. The
28 parking lot would be gravel, and would be located out of the 100 foot Buffer Zone. A trail will
29 be established to connect the existing Bay Circuit Trail to the proposed parking lot. This trail
30 would be within the outer edges of the Buffer Zone.

31
32 Ms. Rooney also stated that the Town Forest Trail Maps will be updated once a CR is finalized
33 off of Oak Street.

34
35 Ms. Van Lancker made a motion, seconded by Mr. Lingham to issue a Negative DOA. Motion
36 passed. 6-0-0 (Bill Moulton recused).

37
38 **Bill Moulton returned to the meeting.**

39
40 **7:29 NOI, 95-917, Kevin Masterson, 20 Vine Street, septic system replacement**

41 Karon Skinner Cartone (Representative- Wetland Scientist) was present for the hearing. Ms.
42 Cartone explained that the project would include the replacement of an existing single family

43 home. Mr. Moulton stated that he drove by and that the delineation is well defined. The Agent
44 stated that plans were revised and included comments from the Agent. The Agent asked for
45 the CAD Files. Ms. Cartone did not have them. The Commission asked for a revision to the
46 plans to include the flow direction of the stream. Mr. Narayana noted an incorrect date in the
47 top left hand corner of the plan and asked for the date to be corrected.

48
49 The Agent suggested to continue the hearing to review a draft OOC and receive the CAD Files.

50
51 Ms. Van Lancker made a motion, seconded by Mr. Narayana to continue the hearing to
52 February 12, 2018. Motion passed 7-0-0.

53
54 The Commission asked for the plans to be revised, and asked for the OOC to be drafted.

55
56 **7:45 Amended OOC (95-891), Bill Rodenhiser, 81 West Union Street, limit of work**
57 **line**

58 The Agent explained that the abutters were not notified and that they will be coming back in to
59 re-do the process.

60
61 Mr. Moulton made a motion, seconded by Mr. Narayana to continue the hearing to February
62 12, 2018. Motion passed. 7-0-0

63
64 **7:47 Discussion, Alan Marks, 0 Tri Street, stream status and permitting requirements**

65 Tom Rebula (Goddard Consulting LLC.) was present for the discussion. Mr. Rebula stated that
66 they are asking for a letter from the Commission for a confirmation on the status of the stream
67 that runs parallel to Charles Street from Tri Street. He stated that the USGS maps shows that
68 the stream as intermittent. Mr. Rebula also stated that the Commission reviewed this and that
69 the previous ORAD (95-885) does not mention the stream status.

70
71 The Agent stated that the ANRAD was filed only for a determination of the wetland areas on
72 site. The Agent pointed out page 2 of the ANRAD, under section B. 3., where it only mentions
73 750 feet of wetland delineations, and no other resource area.

74
75 Mr. Moulton explained that permitting is required to determine the status of the stream. The
76 Agent stated that she had mentioned that when they first requested an informal discussion. Mr.
77 Lingham stated that he went out there today and observed flow in the stream. The Commission
78 discussed the course of the stream and that it eventually feeds the Beaver Dam Brook. Mr.
79 Lingham stated that the stream is fed through a series of paved culverts/swales and has no
80 infiltration, and that the flow in the stream is quite extensive. Mr. Crouch stated that the
81 Commission cannot issue a determination under a discussion, but only through permitting. Mr.
82 Crouch explained the problems of filing this way, given the current Superseding ORAD and the
83 Agent stated that ANRADs can only be filed when determining a wetland system.

84
85 The Agent explained the background of the site. Mr. Hakansson stated that there are two plans
86 in front of the Planning Board, to determine what they can do or not do. The Agent stated that
87 it was kicked back to Conservation, because the stream status determines what can or cannot be
88 done on that site.

89

90 The Agent stated that she will contact DEP to determine how to move forward. This matter
91 will be further discussed at the next Conservation Commission Meeting (February 12, 2018).

92
93 **8:18 Discussion, Warren Woods, agreement between Upswing Farm and Warren Woods**

94 Mr. Hakansson stated that the Town Manager is asking for an official vote from the Commission
95 that will allow Upswing Farm to plant ground cover and plow the field next to the house on Eliot
96 Street. The Commission asked about the wetland system on site. Mr. Hakansson stated that
97 they stayed well outside of the wetland.

98
99 Mr. Lingham made a motion seconded by Ms. Van Lancker, to support Upswing Farm and allow
100 planting at 22 Eliot Street (outside of wetland areas). Motion Passed 7:0:0

101
102 The Agent will send a copy of a certified vote of this motion.

103
104 **8:23 Review Draft OOC, Pelletier Realty Trust, 231 Pond street, building a garage**

105 The Agent stated that she spoke with Vito and that he was okay with adding a condition to
106 meet stormwater management standards.

107
108 The Commission reviewed the draft OOC.

109
110 Mr. Narayana made a motion, seconded by Ms. Van Lancker, to issue the OOC. Motion
111 Passed 4:0:3 (Carl Hakansson, Gene Crouch, and William Moulton abstained).

112
113 **8:34 Conservation Land Inventory (formerly Master Plan)- Deed Research Update,**
114 **map review**

115 The Agent explained that deed research for Conservation is finalized, but that it was suggested
116 that other Open Space properties be added in an appendix to the Inventory. The Commission
117 accepted this and looked at a map that shows conservation properties.

118
119 The Commission stated that there is another property on High Street that was supposed to go to
120 conservation. The Commission stated that the CR on Warren Woods runs to Chestnut Street.
121 Mr. Crouch stated that he came across a surveyed plan of Warren Woods at his office. He said
122 that the property was flagged and surveyed. Mr. Hakansson stated that the property was flagged
123 by GLM Engineering and 1/3 of the property is wetlands.

124
125 The Commission spoke about the Clark Property.

126
127 **8:57 Updated on Ongoing Projects**

128 Ms. Van Lancker spoke about CPC Meeting. They are looking at properties that were
129 purchased by CPC. Habitat for Humanity will be attending a CPC Meeting to talk about the
130 parcel on Olive Street.

131
132 The Agent mentioned that Building Five for the RTD is coming up for occupancy.

133
134 The Commission spoke about 466 Chestnut Street. The rain and snow collected in the
135 detention basin and it dried up on Friday. Mr. Hakansson stated that a sump pump was added
136 to the house at Eliot Street.

137
138 The Agent also spoke about the ongoing efforts of the Stormwater Advisory Committee and
139 their charge to find a funding source for the MS4 permit.
140

141 **9:18 Sign Documents**

142 OOC Draft OOC 95-914, Pelletier Realty Trust, 231 Pond Street, building a garage
143

144 **Documents Reviewed by the Conservation Commission on 1/22/2018**

- 145 • Conservation Commission Agenda 01-22-2018
- 146 • Conservation Commission Meeting Minutes 1-8-2018
- 147 • Conservation Commission Executive Session Meeting Minutes 12-18-2017
- 148 • Document, RDA, Town of Ashland, Oregon Road
- 149 • Document, NOI, Kevin Masterson, 20 Vine Street
- 150 • Plans, entitled *Septic System Construction, 20 Vine Street*, dated 1-18-2018
- 151 • Document, entitled, *Clarification of Stream Status on Tri Street/Charles Street,*
152 *Ashland, MA* dated 1/8/2018
- 153 • Document, entitled *Instructions for Completing Application—WPA Form 1- Request*
154 *for Determination of Applicability*, dated May 2014.
- 155 • Document, entitled *Instructions for Completing Application—WPA Form 3- Notice of*
156 *Intent*
- 157 • Document, entitled *Tri Street/ Adams Street- Peer Review*, dated 12-13-2017
- 158 • Draft OOC, 95-914 Pelletier Realty Trust, 231 Pond Street
- 159 • Map entitled, *Conservation Land and Restrictions*, dated 1-19-2018

160
161 **9:20 Adjournment**

162 Mr. Moulton made a motion, seconded by Ms. Van Lancker to adjourn the meeting.
163 Motion passed 7-0-0.