



Town of Ashland

MASSACHUSETTS

MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
March 11, 2019

1
2 Present: Gene Crouch (Chair)
3 William Moulton (Vice Chair)
4 Jeff Lingham
5 Carl Hakansson
6 Cathy Van Lancker
7 Greg Wands
8 K.G. Narayana
9
10 Maeghan Dos Anjos (Agent)
11
12

13 **Call to order: 7:13 P.M.**
14

15 **7:13 Review of the February 25, 2019, Meeting Minutes**

16 The Commission reviewed the Meeting Minutes from February 25, 2019.
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18 Mr. Narayana made a motion, seconded by Mr. Lingham, to accept the February 25, 2019,
19 Meeting Minutes as amended. Motion passed 7-0-0.
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21 **7:15 Request for Extension, 95-883, Chelcie Development, Whittemore Estates,**
22 **stormwater/ drainage for affiliated subdivision**

23 Mr. George Connors (Representative- Connorstone Engineering), was present for the
24 discussion. Mr. Connors stated that Chelcie Development purchased the land, and built two or
25 three houses at Whittemore Drive. Approval from the Planning Board was issued in 2016. A
26 definitive subdivision was approved off of Whittemore Drive, but Checlie Development is
27 looking to acquire a sewer connection to Brogden Road, but to do so, the Order will need to be
28 extended as it is set to expire in May 2019.
29

30 The Agent stated that there are a few OOCs related to this subdivision and surrounding lots.
31 Mr. Connors gave information on lots concerning Whittemore Estates. He stated that lots 1
32 (File Number 2014-04), 2 (File Number 2014-01), 3 (File Number 2014-02), and 4 (SMP File
33 Number 2015-01) have an OOC. Lot 6 has an OOC (DEP File Number 95-854), and lot 5 has
34 an SMP (2014-06).
35

36 Lot 2 has a complete COC (File Number 2014-01), and Lot 3 (File Number 2014-02) has a
37 Partial COC issued. Stormwater systems were installed at Lot 5. A Partial COC for 95-883
38 was requested in December 2015, but no responses from the Commission were received.
39

40 The Commission stated that the current OOC covers the installation of septic systems, and if a
41 connection to Brogden is achieved, Mr. Connors will need to come back to amend the current
42 OOC. The Agent stated concerns over outstanding Orders. Mr. Connors stated that the

43 houses that have been built, have been bought by private owners, and that the owners will need
44 to get COCs as they relate to their lots. Mr. Moulton suggested sending a letter to the owners.

45
46 Mr. Connors stated that he is requesting a 2 year extension.

47
48 Mr. Lingham stated that the construction plans show a “25 foot Wetland Buffer” on sheet 3,
49 and that it should say “25 foot No Disturb Zone.” The Agent also stated that a Pre-
50 construction meeting is still required.

51
52 Mr. Moulton made a motion, seconded by Mr. Lingham to reissue an Extension to 95-883
53 Whittemore Estates OOC. Motion passed 7-0-0.

54
55 **8:00 Request for Extension, DEP File Number 95-878, Campanelli Acquisitions II,**
56 **LLC., Rail Transit District at Cirrus Apartments**

57 Mr. Dave Mackwell (Representative- Senior Associate, Kelly Engineering Group, Inc.) was
58 present for the discussion. The Agent stated that the Request came in on March 8, 2019, and
59 that the OOC expires on March 21, 2019. The Agent stated that the regulations require that
60 requests be made 30 days ahead of time.

61
62 Mr. Mackwell stated that they need to keep the OOC open for final stabilization and are asking
63 for an extension up to one year. The Commission asked what needs to be stabilized. Mr.
64 Mackwell stated that the slope on the left side of Cirrus Drive needs to be stabilized. The
65 ground slid and was replaced. Campanelli Thorndike is currently having a Geotechnical
66 engineer contracted.

67
68 The Agent stated that GCG is contracted by the Town to oversee the work, and the biggest
69 concerns are the slope, and detention basin as it is not functioning as designed. Mr. Mackwell
70 stated that the basin is not infiltrating into the ground and it is supposed to. He said it is also
71 not percolating.

72
73 Mr. Lingham made a motion, seconded by Mr. Narayana, to issue an Extension to the 95-878
74 Cirrus Apartments OOC. Motion passed 7-0-0.

75
76 **8:55 NOI, Andrew Puntini, 270 Cordaville Road, after-the-fact permit for an addition,**
77 **and proposed garage (continued from 2/25/2019)**

78 Mr. Puntini (Owner/Applicant) was present for the hearing. The plans were revised to include
79 the comments from the Conservation Commission at the last hearing.

80
81 The Commission discussed conditions as it relates to the standard conditions. The Agent asked
82 about the bounds, as the wetland flags [to the west of his home] are out of his property. The
83 Commission stated that markers can be added to the top of the wall in back of the lot.

84
85 The Commission asked for the file number. The Agent stated that the file number is 95-927.
86 Mr. Moulton stated that swing ties should be shown from the corner of the house.

87
88 Mr. Lingham made a motion, seconded by Mr. Narayana, to close the hearing. Motion passed
89 7-0-0.

90 **8:24 95-926, NOI/SMP, Eversource Hopkinton to Ashland Transfer Line, gas line**
91 **replacement from Hardwick Rd to Cedar St continued from 2/25/2019**

92

93 **Mr. Moulton and Mr. Crouch recused themselves for the hearing.**

94

95 Mr. Lingham opened the hearing. A request to continue the hearing to March 25, 2019, was
96 submitted by Matthew Waldrip (Eversource).

97

98 Mr. Lingham, made a motion, seconded by Ms. Van Lancker, to hearing to March 25, 2019.
99 Motion passed 5-0-0.

100

101 **Mr. Moulton and Mr. Crouch returned to the public hearing.**

102

103 **8:24 Member Prerogative**

104 Ms. Van Lancker gave a brief summary of CPA funds. She explained the distributions and
105 percentages in current rounds.

106

107 **8:50 Sign Documents**

108 COC 95-883, Chelcie Development, Whittemore Estates, stormwater/drainage

109

110 Extension 95-878, Campanelli Acquisitions II, LLC., Rail Transit District at Cirrus
111 Apartments

112

113 **8:28 Adjournment**

114 Mr. Lingham made a motion, seconded by Ms. Van Lancker to adjourn the meeting.

115 Motion passed 7-0-0.

116

117 **Documents Reviewed by the Conservation Commission on 3/ 11 / 2019**

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- Conservation Commission Agenda 3-11-2019

119

- Document entitled, *Meeting Minutes 2/25/2019*

120

- Document entitled, *Order of Conditions Extension Request MassDEP File #95-883
Whittemore Estates Definitive Subdivision*, dated February 12, 2019

121

122 Document entitled, *Request to Extend OOC #95-878, Rail Transit Apartments, MBTA
Access Road*, dated February 28, 2019

123

124

- Revised plans filed by Andrew Puntini, dated March 6, 2019