MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
March 22, 2021

Present: Gene Crouch (Chair)
William Moulton (Vice Chair)
Cathy Van Lancker
K.G. Narayana
Gabriel Toledo
Greg Wands
Carl Hakansson
Maeghan Dos Anjos (Agent)

Meeting held by Zoom

Call to order: 7:03 P.M.

7:03 Mr. Crouch reviewed the protocol for the meeting

7:07 ANRAD, Town of Ashland, Mindess School, 90 Concord Street, wetland
delineation confirmation
Mr. Bill Beatrice (Representative- Flansburgh Architects), and Ms. Andrea Kendall
(Representative- LEC Environmental Consultants, Inc.) were present for the hearing.

Ms. Kendall stated that Mitch Engineering (the engineering firm) was able to get the
topographical information for the stream. Ms. Kendall explained that the stream and the buffer
zone were updated on the plans. The location of the parking area and maintenance area were
also added to the plans. Ms. Kendall stated that this area is an apparent encroachment to a
neighboring property. Ms. Kendall explained that the concrete head wall was added to the
plans, but the engineers were unable to observe the pipe.

Ms. Kendall said that the resource area on 130 Concord Street was field located by Mitch
Engineering and the plans were updated to show the approximate lines for the stream and the
BVW. Ms. Kendall finalized her comments by stating that someone was hired to do utility
locations, and the inverts to the pipes in the ponded wetland.

Mr. Crouch briefly summarized the resource areas on site.

Ms. Kendall stated that the 200’ Riverfront is approximate to the Sudbury River.

Mr. Hakansson asked about the intermittent stream that Ms. Kendall was referring to. Mr.
Crouch explained that there are two streams. Mr. Hakansson stated that he recalls a filing
across the street and at that time, the Commission was surprised to determine that the stream
was perennial. Mr. Hakansson asked how it can be perennial there, but not at the school. Mr.
Crouch explained that this is possible if the watershed is big enough on one side. Mr. Crouch asked Ms. Kendall about her findings with Stream Stats. Ms. Kendall said that it is 0.00575 cubic feet per second at the 99% flow duration. Mr. Narayana asked about watersheds and how they impact streams. Mr. Crouch said that they look for the point of a stream where it is perennial and explained that from that point down, it is perennial.

Mr. Narayana asked when construction starts and if they will save trees on the back. Mr. Narayana also asked about the path the Commission walked during the site visit [held on March 13, 2021]. Mr. Crouch said that it was a good question, but it was not jurisdictional to the Commission.

Mr. Mark Dassoni [49 Hawthorne Road] asked that once the Commission votes, will any delineations be permanent or will they change. Mr. Crouch said that if the Commission approves it as presented, it will have established the flags for three years. Mr. Crouch said that if they come back with a NOI, they will rely on this plan for the purposes of the delineation.

Mr. Narayana made a motion, seconded by Ms. Van Lancker to approve the boundary. Motion passed 6-0-1. (Roll call vote: KN, GT, CVL, GW, WM, GC). Mr. Hakansson abstained.

7:34 SMP 2021-01, Richard Barbieri, 10 Metcalf Ave, garage installation, driveway, and utilities (continued from 2/22/2021)

Mr. George Connors (Representative- Connorstone Engineering) was present for the hearing.

Mr. Connors stated the plans were updated to reflect the comments from the Town Engineer which included a snow storage location, a grass strip, and filter fabric for the stone trenches. Mr. Crouch stated that he does not know if the filter is needed above the stone trenches. Mr. Connors said that he does not think that they need filter fabric at all.

Mr. Connors also explained that there has been correspondence with EPA and DEP and that they are in compliance. Mr. Connors said that the Agent has those emails.

Mr. Crouch asked the Agent if Mr. Evan White (Town Engineer, not present at the hearing) was satisfied with the plans. The Agent explained that Mr. White’s initial comment was a concern about pretreatment and that the plans do not offer pretreatment. The Agent explained that the plans relied on street sweeping to get pretreatment credit which cannot be done unless the site is being meticulously swept. The Agent said that after speaking with Mr. White and explaining to him that the site is subject to the Nyanza Groundwater Plume, and high groundwater levels, he understood the constraints within the site. The Agent said that Mr. White is satisfied, but he mentioned that the maintenance of the grass strip needs to be taken care of and a statement needs to be added to the O&M Plan. The Agent said that she can send that language to Mr. Connors.

Mr. Crouch asked how wide is the grass strip. Mr. Connors said that it is three feet wide. Mr. Crouch said that he saw that there was discussion that the filter strip is not 25’ wide. Mr. Connors said that the lot is only 12,500 square feet and it is an improvement over what was there.
Mr. Narayana stated his concern for digging down as the site is located within the Nyanza Groundwater Plume. Mr. Narayana asked if a declaration from EPA or DEP is needed. Mr. Connors stated that they have addressed this, and that an LSP will be on staff for any work that they encounter.

Ms. Van Lancker made a motion seconded by Mr. Narayana to close the hearing. Motion passed 6-0-1. (Roll call vote: KN, GT, CVL, GW, WM, GC). Mr. Hakansson abstained.

7:46  NOI, 58 Exchange Ashland, LLC. 16 Union Street, Lot 2, four-unit residential building (continued from 2/22/2021)
The applicant requested a continuance.

7:53  Review draft OOC, Magunco Realty Trust, 9 Pennock Road, single family home
Mr. Steve Hickey (Applicant) was present for the discussion.

The Commission reviewed the draft OOC for 9 Pennock Road.

Mr. Narayana made a motion seconded by Mr. Toledo to continue the hearing to 4/26/2021. Motion passed 7-0-0. (Roll call vote: CH, KN, GT, GW, CVL, WM, GC).

8:20  Agent’s Announcements
The Agent announced that a property owner will install a pool at 188 East Union Street. The Agent stated that she has been on the site previously, and that there is a stream on the property that flows under a culvert at East Union Street. The Agent stated that the work will be more than 100’ from the stream. The Agent said that the stream is an intermittent stream. The Commission had no comments or concerns.

8:27  Member Prerogative
The Commission asked about a letter that they had received. Mr. Hakansson asked about Article 97 land associated with the Mindess School property, and said that it is a concern, but that it is not jurisdictional to the Commission. Mr. Crouch said that he sent letter to the Select Board, about the potential for Article 97 Land, but that is hearsay.

8:35  Meeting Adjournment
A motion was made by Mr. Narayana, and seconded Ms. Van Lancker to adjourn the meeting. Motion passed 7-0-0. (Roll call vote: CH, KN, GT, GW, CVL, WM, GC).

Documents Reviewed by the Conservation Commission on 3/22/2021

- Document entitled, Agenda dated 3/22/2021
- Plans entitled, Existing Conditions Plan, dated 3/19/2021
- Plans entitled, Proposed Site Plan of 10-12 Metcalf Avenue in Ashland, MA, dated 3/18/2021
- Document entitled, Ashland Special Conditions Findings of Fact, 9 Pennock Road