MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
April 13, 2020

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

Absent: Gene Crouch (Chair)

Meeting held by Zoom
Call to order: 7:11 P.M.

The Commission reviewed the Meeting Minutes.

Mr. Narayana made a motion, seconded by Ms. Van Lancker, to accept the March 23, 2020,
Meeting Minutes as amended. Motion passed 6-0-0. (Roll call vote: CH, KN, GT, CVL, GW,
WM).

7:12 95-849, Request for Extension, Town of Ashland, Riverwalk Trail Project
Ms. Jennifer Ball (Assistant Town Manager), and William Paille (Representative-BSC Group)
were present for the meeting.

Ms. Ball requested to talk about both the Extension and the Request for an Amended OOC at
the same time. Mr. Hakansson said that these came to the Commission before, and asked why
it was continued. Ms. Ball stated that she wanted to have Mr. Paille present to discuss the
technical aspects of the project.

Ms. Van Lancker asked if the extension would grant enough time to do the work that is
proposed under the Amended Order of Conditions. Ms. Ball said that it will be enough time.

Mr. Narayana made a motion, seconded by Ms. Van Lancker to issue an extension to 95-849
for two years. Motion passed. 6-0-0. (Roll call vote: CH, KN, GT, CVL, GW, WM).

7:15 Amended OOC 95-849, Town of Ashland, Pine Hill Road, Mill Pond Park
Ms. Jennifer Ball (Assistant Town Manager), and William Paille (Representative-BSC Group)
were present for the hearing. The Commission reviewed plans submitted by BSC Group
through Screen Share.
Ms. Ball said that there are a few outstanding conditions from the Order of Conditions, which requires the boat launch to be finalized. Ms. Ball stated that they are proposing to connect the walkway from the parking area to the approach of the long span bridge and the canoe launch. The bridge will connect to Pine Hill Road. Mr. Paille said that they are proposing to create a gravel landing that will transition down to the existing grade. Mr. Paille said that stabilize earth material will be used, and that the material is compacted and porous. Mr. Paille said that the material will not erode. The parking lot will also be enhanced. It will need to be excavated, and then a crusher run will be installed. The pathway will allow access to people on a wheelchair. Granite curbing will be installed along an asphalt driveway. Stormwater will be directed to the new catch basins that will be installed in Myrtle Street and Pine Hill Road. The trees will remain as they are, and a meadow mix will be planted.

Mr. Moulton asked if they are in the floodplain. Mr. Paille said that floodplain is present on the site. Mr. Moulton asked if the existing grades will be changed. Mr. Paille said that some grading changes will remain the same and some changes will take place. Mr. Paille explained these changes. Mr. Moulton asked about the flood storage. Mr. Paille said that they are working on finalizing the number to determine flood storage.

Ms. Van Lancker asked about the canoe launch. The canoe launch was pointed out on the screen share. Mr. Wands asked if there would be interference with a person carrying a canoe from the boat launch. Mr. Paille said that we want to encourage people to use that path, which is proposed to be six feet wide.

Mr. Hakansson asked if the other side of the bridge is handicapped accessible. Ms. Ball said that it was not. Ms. Ball said that they are trying to make the bridge as accessible as possible. Mr. Hakansson said that you can get up to the bridge but not across it. Ms. Ball confirmed this.

The Agent stated that Mill Pond Park is in the care and the custody of the Conservation Commission and requested that native plantings be placed within the Park and the jurisdiction of the Commission.

Mr. Moulton asked how the Commission felt about receiving revised plans to address flood storage. The Commission agreed. The Agent said that she did not anticipate that the plans would deviate much from what is proposed and asked if the Commission would entertain submitting revised plans as part of a condition of the amendment.

Mr. Narayana made a motion, seconded by Mr. Wands to issue an Amended OOC. Motion passed. 6-0-0 (Roll call vote: CH, KN, GT, CVL, GW, WM).

**Mr. Narayana recused himself from the 30 Raymond Way discussion**

**7:52 Request for COC, 95-577, Caryn and William Kane, 30 Raymond Way, Single Family Home**

Ms. Caryn Kane (owner) was present for the discussion. The Agent stated that the Commission should recall that the Order of Conditions was issued to the Town of Ashland for a Single Family Home, and that part of the conditions was to require a CR. The Agent explained that the Commission recently allowed the owner to file a Deed Restriction that
would run with the land in perpetuity. The Agent said that there was a condition in the OOC for a replication area as well. The Agent said there was a note in the file speaking to the replication area as functioning properly. The Agent said that she did an inspection and saw that it was functioning as designed and recommended a Complete Certification. The Agent said that there is an ongoing condition speaking to fertilizer use, and the condition should be cited in the COC. The Agent said to the Commission that DEP has a Superceding OOC on it and that Caryn is aware to go to DEP next. The Agent said there was no note in the file to state why there was a Superceding OOC.

Mr. Hakansson made a motion, seconded by Ms. Van Lancker to issue a COC for 95-577. Motion passed. 5-0-0. (Roll call vote: CH, GT, CVL, GW, WM).

Mr. Narayana returned to the meeting.

7:55  Request for Extension, 95-883, Agapito Feliciano, Whittemore Estates

Mr. Agapito Feliciano (Applicant), and Nic Edwards (Contractor) were present for the discussion.

The Agent stated that the Commission has issued an extension previously. The Agent said that work that took place is the installation of the bounds, the installation of the erosion controls, and tree removal. The Agent said that she is corresponding with Mr. Feliciano and his engineers to get the NOI and SMPs for individual lots, and that is forthcoming.

Mr. Feliciano introduced himself and asked if the Commission had any questions. The Commission asked how long he would like to extend the permit for. Mr. Feliciano said that he would like to extend it for three years.

Mr. Narayana made a motion, seconded by Ms. Van Lancker to grant an Extension for 95-883 for three years. Motion passed. 6-0-0. (Roll call vote: CH, KN, GT, CVL, GW, WM).

8:06  Warren Woods

The Agent said that she would like to go over two things regarding Warren Woods. One topic is the drainage and erosion from Summit Pointe (a development in Holliston), and the other was the closure of Warren Woods.

Mr. Wands provided a summary of the conditions at Warren Woods as it relates to trails and drainage to a Vernal Pool from Summit Pointe. Mr. Wands said that the basin at Summit Pointe is not functioning properly. He also explained that the basin was addressed at one point, but there is quite a bit of leakage coming from a cement wall at the base of the basin. The drainage makes its way toward Jar Brook. Mr. Wands said that there was quite a bit of clearing done around the basin, and that large amounts of water is coming from there.

Mr. Hakansson confirmed what Mr. Wands had said. Mr. Hakansson also stated that the leakage from last year, is not the same as the leakage from this year, and that it is two different spots at the base of the basin. Mr. Hakansson said that the drainage is migrating from the basin to the east, and that it is like the Everglades. Mr. Toledo asked why they were allowed to do this. Mr. Hakansson said that 99% of the project is in Holliston.
Mr. Wands brought up a concern of the water quality within the pool and stated that there are eutrophic conditions now.

The Agent asked about if the vernal pool was certified, because she noticed that it was not mapped. Mr. Hakansson mentioned that there were several phases, and that the previous agent had worked on it and there may be something in the files on Warren Woods. Mr. Hakansson brought up a concern of fertilizer usage from the homes. The Agent said she can send out a letter.

The Agent asked about the boundary, and if the vernal pool was in Holliston or Ashland. Mr. Hakansson said that the stone wall is the boundary of Warren Woods, and that the border between Holliston and Ashland are marked further down the trail. Mr. Hakansson said that Holliston is about 100 yards from the trail intersection.

The Agent said that she corresponded a site visit for 9 a.m. on Wednesday, April 15, 2020, with the Holliston Conservation Agent, Ryan Clapp.

Ms. Judy Rosenthal (land steward) was present and said that she was familiar with the site and can do a site walk with Mr. Clapp and the Agent. Ms. Rosenthal said that she can show Mr. Clapp and the Agent the impacted trails, and the vernal pool.

The Agent said that she also wanted to understand the closure of Warren Woods and how it was decided. Mr. Hakansson explained that the parking lot at Warren Woods was overflowing on the weekends, after the Warren Conference Center closed their parking lot. Mr. Hakansson said that he spoke with the Police Chief, because people started parking on the side of the road along Chestnut Street, and Eliot Street, and started crossing the street. Mr. Hakansson explained that it became a public safety concern. Mr. Hakansson suggested a vote from the Commission to delineate the boundary of the parking lot, as people have been parking on the grass.

Mr. Moulton revisited the discussion on the drainage issue from Summit Pointe into Warren Woods. Mr. Moulton said to start with Holliston and try DEP.

8:35 Policy Updates and Acceptance

The Agent spoke about signing documents during the State of Emergency, and provided examples of what other Conservation Commissions are doing in other communities. The Agent said that the Town of Concord had the Commission vote to authorize the Agent to sign the permits. The vote would then get signed by the Chair and a notary. Once notarized, the agent signed the permit with their signature, and showed the registry Book and Page numbers of the vote at the bottom of her signature.

The Agent said that the problem with this is that DEP accepts the electronic signature, but needs a majority of the signatures from the Commissioners so the permit can be issued. However, the Middlesex South Registry of Deeds, does not accept electronic signatures. The Agent said that the Concord Agent confirmed that the registry accepted the electronic signature. The Agent said that other towns have been doing what the Ashland Commission has been doing, which is to sign pages in an area where the permits can be protected from
weather conditions. The Agent asked the Commission’s preference. The Commission stated that given the confusion and discrepancies from the Registry of Deeds, and the MA. DEP, they would like to sign the physically sign the pages in an area protected by the weather.

The Agent explained that during the State of Emergency (as it relates to the COVID-19 pandemic), she mentioned that she is unable to drive around Town to drop off packets to the Commission ahead of their meetings. She said that instead, she has been corresponding with Applicants and telling them to submit one hard copy by mail, and to email a pdf to her. She said that she spoke with Gene Crouch (Chair, absent for this meeting) about this process and he agreed.

The Agent also mentioned accepting applications during the State of Emergency. The Commission expressed concern about abutter input. The Commission discussed scope of projects. Ms. Van Lancker said that it should not be up to the Agent to determine which projects can move forward and which projects should wait until the State of Emergency is lifted. Mr. Moulton said that the Commission should look at it by scope of work, and that it should be on a case by case basis.

Mr. Preston Crow (Planning Board Chair) mentioned what other boards and committees are doing throughout the state. Mr. Hakansson asked the Agent to speak with Peter Matchak (Town Planner).

The Agent asked about scope and what hearings should be heard versus what hearings should be tabled. Mr. Hakansson said that if a project triggers both the Planning Board and the Conservation Commission that it should be a red flag. Mr. Toledo said that they need to look at plans. Mr. Moulton asked the Agent to speak with Gene Crouch (Conservation Commission Chair). Ms. Van Lancker said that replacing septic systems would be fine.

The Agent also stated that she has revised the Applicant Checklist, and the Abutter Templates for submitted a filing at this time. The Agent said the abutter forms needed to be revised due to meeting by Zoom, rather than by having in-person meetings. The Commission reviewed these documents and Mr. Moulton asked for a motion to accept these.

Mr. Narayana made a motion, seconded by Mr. Toledo to accept the applicant checklist, and the Abutter template. Motion passed 6-0-0. (Roll call vote: CH, KN, GT, CVL, GW, WM).

9:12 Member Prerogative
Mr. Hakansson spoke about the conference call with the Agent, DEP (Kyle Lally), and himself regarding the Eversource appeal. Mr. Hakansson expressed his thoughts on the call, and asked the Agent what she thought. The Agent said it left her a better impression, then when the site walk was held.

9:30 Adjournment
Ms. Van Lancker made a motion to adjourn the meeting, seconded by Mr. Wands to adjourn the meeting. Motion passed 6-0-0. (Roll call vote: CH, KN, GT, CVL, GW, WM)

Documents Reviewed by the Conservation Commission on 4/13/2020
• Document entitled, *Conservation Commission Agenda* dated 4/13/2020

• Document entitled *Meeting Minutes Ashland Conservation Commission* dated 3/23/2020

• Document entitled, *WPA Form 7: Extension Permit for Order of Conditions* for 95-849 Riverwalk

• Plan entitled *Downtown Streetscape Improvements* dated 3/13/2020

• Document entitled *WPA Form 8A: Request for Certificate of Compliance* by Caryn Kane
