



Town of Ashland

MASSACHUSETTS

MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
April 30, 2018

1
2 Present: Gene Crouch (Chair)
3 William 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: 7:02 P.M.**

13
14 **7:16 Request for COC, 95-674, Steve Hickey- Richmond Development, Hillcrest Estates**
15 Mr. Steve Hickey (Applicant) was present for the discussion. The Agent summarized the
16 Order of Conditions which was issued for the roadway and infrastructure for Hillcrest Estates
17 (Summit Ln, Brogden Road, Ridgewood Street, Calder Dr, Willow Rd, and Arbor Rd). The
18 Agent stated that there were two conditions that were outstanding. One condition dealt with
19 certain statements being recorded on the deeds of lots that contain wetland jurisdictional areas.
20 The Commission stated that the condition may have been added to remind themselves to add
21 this for the next set of permit applications that would be for the homes within jurisdiction.

22
23 The Agent also spoke about another condition that required for the two open space properties
24 within the Hillcrest Estates to be donated to the Town for conservation purposes, and if it was
25 not donated to the Town, then a Conservation Restriction would be needed on those properties.
26 The Agent stated that an article for the upcoming Town Meeting addresses accepting the
27 donation of land. The Agent said that there are three encroachments on the property, two of
28 them are minor, but one is a large concern (a retaining wall with a length of 20 feet).

29
30 Mr. Hickey submitted three letters from the property owners that had the encroachments. He
31 stated that the letters showed that each owner will remove the encroachments within the open
32 space properties.

33
34 The Commission discussed the encroachments and the necessary step to move forward. Mr.
35 Hakansson suggested that an amendment for the Warrant Article (#17) should remove all of
36 the open space properties from the article. Mr. Hakansson stated that Mr. Hickey could
37 address all of the encroachments and once that is done, submit another article in a future Town
38 Meeting. The Commission said that Mr. Crouch should make a motion on the floor at town
39 meeting for the amendment and discuss why. The Commission agreed. Mr. Hickey agreed.
40 The Commission also stated that they can issue a Partial Certificate of Compliance, with the
41 ongoing condition (#76) regarding the open space properties.

42 Mr. Lingham made a motion, seconded by Mr. Wands to issue the Partial Certificate of
43 Compliance with an ongoing condition of number 76. Motion passed 7-0-0.

44
45 Mr. Hakansson made motion, seconded by Ms. Van Lancker, to recommend to make a motion
46 on the floor at Town Meeting to strike the reference to the open space properties within Article
47 17. Motion passed 7-0-0.

48
49 Mr. Crouch and Mr. Hakansson will have relevant discussions with key stakeholders as it
50 relates to the upcoming Town Meeting.

51
52 **8:24 Metropolitan Ave: Neighborhood dumping**

53 The Agent stated that she will be sending out the letter to Metropolitan Ave and asked the
54 Commission to review and revise the document. The Agent said that she will use this as leaf
55 dumping letter as a template for future violations.

56
57 **8:29 Warren Woods Encroachment**

58 The Agent explained the Warren Woods encroachments and asked the Commission if she
59 needs to bring the encroaching neighbors to a Conservation Commission Meeting, or if she can
60 just send out the letters and deal with it that way. The Commission stated that the Agent can
61 handle the encroachments.

62
63 The Agent also stated that she hung some flags for suggestions for bridges or other similar
64 structures given ponded sections of the trail. The Commission suggested adding stone or rock
65 in the ponded sections of the trails and other alternatives to bridges. The Agent said that the
66 Land Stewardship Committee can do this, and also mentioned Eagle Scout projects. The
67 Agent encouraged the Commissioners to walk the trails to determine where the locations of the
68 proposed trail improvements are.

69
70 **8:48 Review of the April 9, 2018, Meeting Minutes**

71 Mr. Narayana made a motion, seconded by Ms. Van Lancker to accept the April 9, 2018,
72 Meeting Minutes as amended. Motion passed 7-0-0.

73
74 **9:01 Conservation Land Inventory—Section 04: Permitted Uses on Conservation Land**

75 The Commission reviewed and revised Section 04 of the *Conservation Land Inventory*. Mr.
76 Moulton referred to a few trail maintenance documents that could be used.

77
78 **9:07 Updates on Ongoing Projects**

79 The Commission asked about the Legacy Farms complaint. The Agent stated that this is on the
80 May 7, 2018, Agenda. The Commission described their site inspections to Deer Ridge Road.
81 The Commission stated that the top of the hill is not stabilized. The Commission stated that
82 there was no deposition, no silt on the leaves. The Commission also stated that there is
83 scouring on the ground and that the basin is very silty. The Agent stated that the Commission
84 has conservation land in back of Deer Ridge Road.

85
86 Mr. Moulton spoke about a violation at 22 Deer Ridge Road. Mr. Narayana spoke about a
87 violation along Irene Street.

88

89 The Commission asked about a culvert along Oak Street. The Agent stated that a culvert, just
90 before the condos on Oak Street, collapsed over the weekend, and that DPW will be working to
91 replace the culvert.

92

93 The Agent spoke about the DEP site walk for 0 Tri Street. Mr. Crouch stated that he will be
94 present.

95

96 **Documents Reviewed by the Conservation Commission on 4/30/2018**

97

- Conservation Commission Agenda 04-30-2018

98

- Conservation Commission Meeting Minutes 04-09-2018

99

- Copies of e-mails regarding Hillcrest Estates (Request for COC 95-674)

100

- Chart and photos regarding Warren Woods Encroachments

101

- Letter, dated May 2, 2018, entitled “Metropolitan Ave: Illegal Leaf Dumping”

102

- Document entitled, “*Conservation Land Inventory*, Section 04: Permitted Uses on
103 Conservation Land”

104

105 **9:27 Adjournment**

106 Mr. Moulton made a motion, seconded by Ms. Van Lancker to adjourn the meeting.

107 Motion passed 7-0-0.