



Town of Ashland

MASSACHUSETTS

MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
May 18, 2020

1
2 Present: Gene Crouch (Chair)
3 William Moulton (Vice Chair)
4 Carl Hakansson (entered at 7:14, left at 9:00 p.m.)
5 Cathy Van Lancker
6 K.G. Narayana
7 Greg Wands
8 Gabriel Toledo
9
10 Maeghan Dos Anjos (Agent)

11
12 **Meeting held by Zoom**
13 **Call to order: 7:07 P.M.**
14

15 **7:15 NOI, Megunko-Cherry Realty Trust, 107-111 Cherry Street, parking lot**
16 **improvements**

17 Ms. Regan Harrold (Representative- Landscape Architect) and Mr. Peter Bruen (Applicant)
18 were present for the discussion.
19

20 Ms. Harrold stated that the existing parking lot is damaged and has deteriorated over the years.
21 Ms. Harrold continued to state that the condition of the parking lot is causing flooding on the
22 site. The existing pavement will be removed, and new pavement will be placed within the
23 existing footprint. A crushed stone diaphragm and infiltration bed will be installed.
24

25 Mr. Narayana asked if they can use porous material for the work. Ms. Harrold said that they
26 can look into it, and referred to Mr. Bruen about the types of vehicles entering the site. Mr.
27 Bruen explained that traffic comes from Cherry Street and not Megunko Road.
28

29 Ms. Van Lancker said that flooding was mentioned, and asked if the project will alleviate those
30 concerns. Ms. Harrold said that the flooding is caused by the flat topography of the site. Ms.
31 Van Lancker asked if it will starve the wetland of water. Ms. Harrold explained that it would
32 not as the wetland system gets fed by another feature. Ms. Harrold said that water is currently
33 either sheet flowing from the site, or into the catch basin on site.
34

35 Mr. Crouch asked if the existing catch basin will be replaced. Ms. Harrold said that it will not.
36 Mr. Crouch asked if it has a hood and a deep sump. Ms. Harrold said she believes it does, but
37 will confirm it.
38

39 The Commission asked about seed mix to be used. Mr. Crouch said that a restoration and
40 wildlife mix is available, and that this should be added into the OOC. Mr. Toledo asked about
41 the waiver for the No Disturb Zone. Mr. Moulton asked for an O&M Plan and asked about
42 snow storage. Ms. Harrold said that they do not have one. Mr. Moulton said that the

43 vegetative swale and diaphragm as outlined on Sheet 4.1 of the plans should be included in the
44 O&M. Mr. Moulton asked if the drainage ties into the Trolley Brook Culvert. Mr. Hakansson
45 said that Mr. Moulton's point on storm drains are important, because it constantly floods
46 between Megunko Road and Cherry Street.

47
48 The Chair asked for any more questions from the Commission. Mr. Wands said that his
49 questions were answered, but asked about curbing materials to be used. Ms. Harrold said that
50 concrete curbing will be used, and only a small portion is needed given the layout of the site.

51
52 Mr. Crouch asked if there is discharge to the IVW. Ms. Harrold said that it currently sheet
53 flows there. Mr. Crouch asked about the site's current layout within the No Disturb Zone. Ms.
54 Harrold said that they are staying in the same footprint. Mr. Crouch asked what is happening
55 there now in terms of the drainage patterns. Ms. Harrold said that they are keeping the
56 drainage patterns the same.

57
58 Mr. Hakansson said that it is not the everglades here, and that the Commission needs to be
59 consistent about granting waivers for the No Disturb Zone. Mr. Hakansson said that the
60 drainage improvements needs to be articulated.

61
62 Mr. Crouch asked about the size of the parking lot spaces. Ms. Harrold said she did not know.
63 Ms. Van Lancker said that that trucks are being brought up that way, and asked about snow
64 storage. Mr. Bruen said that the snow is placed in the back on either side of the lot.

65
66 Mr. Crouch said that he is not going to give up yet on work within the NDZ, and asked Ms.
67 Harrold to look at an alternative that would get the work out the NDZ, and would reduce
68 impervious surfaces. Ms. Harrold said that she can look into that. Mr. Crouch and Ms.
69 Harrold discussed a few options.

70
71 Mr. Narayana asked about the Planning Board's requirements for parking, and if they can
72 move the tangent of the curve to reduce impacts within the NDZ. Mr. Crouch said that they
73 will not lose spots based on what Ms. Harrold and he are discussing. Mr. Hakansson said that
74 if the Commission can make a case for the area of the No Disturb Zone, then they can make a
75 case for snow storage. Mr. Hakansson said that he sees these as improvements to the site, and
76 that they still have to look into Gene's request to reduce work within the NDZ.

77
78 Ms. Harrold asked about conditions to the OOC. Ms. Van Lancker said that she would like to
79 see revised plans.

80
81 Mr. Crouch reviewed his points and said that they need to look at the following things;

- 82 1. Porous pavement and if it can work on the site
- 83 2. O&M Plan
- 84 3. Snow storage location
- 85 4. Confirm if the catch basin has a deep sump with a hood
- 86 5. Revitalize parking lot to the south to minimize work in the NDZ

87
88 Mr. Narayana asked about vegetative areas and what it will be seeded with. Mr. Crouch said
89 probably the same seed mix that they are using next to the building.

90 Mr. Moulton said that they need to include the catch basin in the O&M.

91

92 Mr. Crouch said that they need to tighten up the driveway from Cherry Street.

93

94 The Agent said that the bank and the stream are not flagged. Mr. Crouch said that he is okay
95 with that because work will take place in the buffer zone and not resource area. The Agent
96 said she noticed the inlet cap was cracked and asked if they needed to replace it. Ms. Harrold
97 said that their engineers looked at the structural integrity of the culvert, and they had told her
98 that it was not at the point of failing so replacement is not needed.

99

100 Mr. Mark Dassoni (49 Hawthorne Road) would like to ask a few things regarding if the
101 parking lot is private or public. Mr. Crouch said that they are not a wetland protection act
102 issue.

103

104 Ms. Van Lancker made a motion, seconded by Mr. Narayana to continue the hearing to June 8,
105 2020. Motion passed 7-0-0. (Roll Call Vote: CH, KN, GT, CVL, GW, WM, and GC).

106

Mr. Moulton recused himself from the NOI, hearing on the Ashland State Park

107

**8:11 NOI, Department of Conservation and Recreation, 0 Main Street (Ashland State
108 Park), beach maintenance project**

109 Mr. Alex Patterson (Representative- ESS Group) was present for the hearing. Note: no
110 representative from DCR was present.

111

112 Mr. Patterson said that the Ashland State Park is a major conservation and recreational area.
113 The sand at the beaches had become destroyed from the use over the years. Mr. Patterson said
114 that they will be removing the old sand at a depth of one foot, and replacing it in kind with new
115 sand.

116

117 Mr. Hakansson asked about how the “North Beach” will be accessed. Mr. Patterson said that it
118 will be accessed from abutting property.

119

120 Mr. Wands said that he was curious about the dock that gets put out every summer. Mr.
121 Patterson said that he is unfamiliar with the dock. Mr. Hakansson said that since they stopped
122 having the camps there, they stopped putting the dock out.

123

124 Mr. Crouch asked about the floodplain and asked if work will take place in any other
125 resources. Mr. Patterson said that that it is within Zone A. Mr. Crouch said that he is surprised
126 that sand is not being pushed into the water. Mr. Crouch asked if any effort will be able to
127 address the erosion within the north beach as shown in photo 2 from the NOI. Mr. Patterson
128 said that this was the reason why DCR is doing this project, and once they remove the old sand
129 and regrade, it should alleviate the issue.

130

131 Mr. Crouch said that stonewalls on site channelize the flow, and said that a French drain should
132 be installed at the stone wall. The Commission asked about the timing of the project. Mr.
133 Patterson said that they are trying to do this before they open the State Park, or in the fall. Mr.
134 Hakansson said that the Commission approved something like this previously, and that this is

135

137 an overall improvement to the State Park. Mr. Crouch said that it will provide relief for water
138 improvements like this.

139
140 Mr. Crouch opened the hearing to the public. Mr. Mark Dassoni (49 Hawthorne Road) said
141 that COVID-19 may impact the timing of the project.

142
143 Mr. Hakansson said that if the Commission is going to issue a waiver, then the Commission
144 needs to be explicit.

145
146 Mr. Narayana, made a motion, seconded by Ms. Van Lancker to close the hearing. Motion
147 passed 6-0-0. (Roll call vote: CH, KN, GT, CVL, GW, and GC)

148
149 **Mr. Moulton returned**

150
151 **8:41 Violation, Lauren Vendetti, and Lucas Wisner, 35 Summitpointe, Holliston,**
152 **clearing**

153 Ms. Lauren Vendetti, and Mr. Lucas Wisner (owners) were present for the discussion.

154
155 Mr. Crouch said that their backyard was cleared and graded, and asked what they planned on
156 doing. Ms. Vendetti said that they wanted more of a backyard, and that they have two small
157 children.

158
159 Mr. Hakansson stated that the Land Stewardship Committee works hard on Warren Woods.
160 Mr. Wisner said that they appreciate what the Committee has done and that they can continue
161 to work together to keep that land separate. Mr. Hakansson explained that runoff from their
162 backyard is making its way to Warren Woods, and the topography from the Summitpointe
163 subdivision slopes downward toward Warren Woods. Mr. Hakansson said that they are
164 already seeing erosion into the trails because of the development.

165
166 Mr. Crouch said that the area has not been seeded. Ms. Vendetti said that they are putting in
167 grass, and vegetation will be planted between the basin and the edge of the lawn. Ms. Vendetti
168 explained that they wanted to have a natural barrier at the basin. Mr. Wisner said that they
169 asked the contractor to look into permitting, and the contractor had informed them that they
170 would look into it. Mr. Wisner said that this was not a blatant violation.

171
172 Mr. Crouch said that the Commission is looking for a NOI, and that the NOI can show the
173 Commission what Ms. Vendetti and Mr. Wisner would like to do. Mr. Crouch explained the
174 wetland resource areas in the vicinity. The site contains buffer zone, and there is a second
175 wetland system in the area. Ms. Vendetti asked the Commission what the Commission would
176 like for her to do. Mr. Crouch said that the issue is erosion and they [Ms. Vendetti and Mr.
177 Wisner] do not want to lose the money they invested to expand their yard. Ms. Vendetti said
178 that grass is going down [grass seeds are to be planted], and the silt fence is in.

179
180 The Commission said that the silt fence should be extended. The Commission said that they
181 need a NOI, and that Ms. Vendetti, and Mr. Wisner need to put everything in the NOI. They
182 asked about their neighbors. Mr. Crouch said that Lot 8 is out of their jurisdiction, and that the
183 Commission cannot enforce them.

184
185 Mr. Moulton explained that the hydroseeding of the lawn will stabilize the site more quickly.
186 Mr. Moulton said that loam is silty and will runoff, and recommended that they use a wood
187 fiber bonded matrix, which sprays like hydroseed.
188
189 Mr. Wands explained the concern of any nutrients running off the site during a rain event and
190 going into the basin, which then daylight into a vernal pool. Mr. Wands said that the
191 Commission needs detail on where the rain goes after a storm event. Mr. Crouch reiterated
192 this and explained his concern of an expansive lawn. Mr. Crouch said that the Commission is
193 going to keep an eye on the vernal pool. Mr. Crouch said that he sampled the egg masses which
194 came up with silt, and that there was a lot of algae in the pool.

195
196 Mr. Crouch said that Ms. Vendetti and Mr. Wisner need to file a NOI, extend the erosion
197 control line in back of the property, hydroseed the lawn now, propose native species, and
198 potentially file a Stormwater Management Permit (SMP). The Agent will verify if a SMP is
199 needed.

200
201 Mr. Crouch said that the materials are due on June 8, 2020. The Agent said that she is on
202 vacation from Memorial Day to the beginning of June, and would return on the 8th. The Agent
203 said that leaves little time for the owners to meet with the Agent to go over the material or to
204 help them through the permitting process. Mr. Crouch said that it would make him happy to
205 see the material in on June 8th for a June 22nd hearing date.

206
207 **Mr. Crouch abstained from the Eversource discussion.**

208
209 **9:29 Agents Announcements**
210 The Agent explained that Eversource submitted a notification to install a gas line within paved
211 roadways along Route 126. Jennifer Buttaro from Eversource was present. Ms. Buttaro
212 explained that the pipe will go from roughly four and six inches, to eight inches. Mr. Wands
213 asked if the old pipe is being removed. Ms. Buttaro said that she can find out, and said that it
214 has to be done in conjunction with the Mass DOT Route 126 Project, and before the
215 moratorium is put in place in November 2020.

216
217 The Commission reviewed exemptions under the Wetlands Protection Act. Mr. Toldedo asked
218 if there is a requirement to file an RDA as notification as the pipe going in is twice the size.
219 The Commission stated that an RDA is needed.

220
221 **Mr. Crouch returned.**

222
223 **10:00 Member Prerogative**
224 Mr. Crouch said that if exemptions apply to the work activity then they are not subject to
225 wetland regulations. Mr. Crouch stated that the Commission used to do educational
226 discussions in the past to talk about each section of applicable regulations. He suggested that
227 the Commission should do this again.

228
229 **10:03 Review 5/4/2020 Meeting Minutes.**
230 The Commission reviewed the Meeting Minutes.

231

232 Mr. Narayana made a motion, seconded by Mr. Wands, to accept the May 4, 2020, Meeting
233 Minutes as written. Motion passed 6-0-0. (Roll call vote: KN, GT, CVL, GW, WM, GC).

234

235 **10:09 Other business**

236 The Commission tableted the “Review of the Standard OOC Template”, and the “Stoneybrook
237 CR inspection”.

238

239 **10:10 Adjournment**

240 Ms. Van Lancker made a motion, seconded by Mr. Narayana to adjourn the meeting. Motion
241 passed 6-0-0. (Roll call vote: KN, GT, CVL, GW, WM, GC)

242

243 **Documents Reviewed by the Conservation Commission on 5/ 18 / 2020**

244

- Document entitled, *Conservation Commission Agenda* dated 5/ 18 /2020

245

- Document entitled *Meeting Minutes Ashland Conservation Commission* dated 5/4/2020

246

- Document entitled, *Notice of Intent: Parking Lot Improvements*, dated 4/24/2020

247

- Document entitled, *Ashland Reservoir Beach Maintenance Project: Notice of Intent*
248 dated April 2020

248

- Document entitled, *310 CMR 10.00 Department of Environmental Protection*

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