



# Town of Ashland

MASSACHUSETTS

MEETING MINUTES  
ASHLAND CONSERVATION COMMISSION  
June 10, 2019

- 1  
2 Present: William Moulton (Vice Chair)  
3 Carl Hakansson  
4 Cathy Van Lancker  
5 Greg Wands  
6  
7 Maeghan Dos Anjos (Agent)  
8  
9 Absent: Gene Crouch (Chair)  
10 Jeff Lingham  
11 K.G. Narayana  
12  
13

14 **Call to order: 7:07 P.M.**

15  
16 **7:07 Review of the May 6, 2019, Meeting Minutes**

17 The Commission reviewed the Meeting Minutes from May 6, 2019.  
18

19 Ms. Van Lancker made a motion, seconded by Mr. Hakansson, to accept the May 6, 2019,  
20 Meeting Minutes as amended. Motion passed 4-0-0.  
21

22 **7:17 RDA, Lodestar Energy, 175 Butterfield Drive, access road maintenance work**

23 Mr. Kevin Meidi (Applicant- Lodestar Energy), and Mr. Tom Hughes (Representative- Hughes  
24 Environmental Consulting) were present for the meeting.  
25

26 Mr. Hughes explained that an Order of Conditions (OOC) was issued for the solar farm at  
27 Butterfield Drive, and that some work is still outstanding, but the OOC has expired.  
28

29 The work will include aligning a small section of the roadway where it passes underneath a  
30 corner of the solar array row. The way that the solar array row is aligned now will impede  
31 vehicle access around the array. The work will also include the removal of a dirt pile located  
32 on the turnaround area just outside the access gate coming from Butterfield Drive. In addition,  
33 that turnaround is larger than was approved, and the Applicant would like to trim it the  
34 appropriate size to meet compliance with the OOC and the approved plans under that OOC.  
35

36 Ms. Van Lancker made a motion, seconded by Mr. Wands to issue a Negative DOA. Motion  
37 passed 4:0:0  
38

39 **7:35 RDA, Town of Ashland- Upper Charles Trail Committee, trolley trail**  
40 **maintenance**

41 The Applicant requested a continuance as a quorum was not present.  
42

43 Ms. Van Lancker made a motion, seconded by Mr. Hakansson to continue the meeting to July  
44 8, 2019. Motion passed 3:0:1 (Mr. Wands abstained).

45

46 **7:36 NOI, DCR, 274 Howe Street, dam maintenance work**

47 The Applicant requested a continuance as a quorum was not present.

48

49 Ms. Van Lancker made a motion, seconded by Mr. Wands to continue the meeting to July 8,  
50 2019. Motion passed 3:0:1 (Mr. Moulton abstained).

51

52 **7:37 NOI, Francis Venuto, 93 Nickerson Road, storage facilities**

53 Mr. Francis Venuto (Applicant), Mr. Brian Hassett (Representative- Civil Engineer with  
54 Guerriere & Halnon Inc.), and Ms. Elizabeth Mainini (Representative- Guerriere & Halnon  
55 Inc.) were present for the hearing.

56

57 Mr. Hassett explained that similar to the Lodestar Energy RDA earlier, an OOC was issued for  
58 Nickerson Road for four warehouses, but the OOC expired before work could finalize. Mr.  
59 Hassett explained that two warehouses need to be constructed.

60

61 A memo was issued by the Conservation Agent dated May 22, 2019. Mr. Hassett went over the  
62 memo. The Agent asked some questions on his responses, and asked if typos in the  
63 Stormwater Report would impact any of the calculations used to generate the report. Mr.  
64 Hassett confirmed that these were minor errors that had no impact on the calculations used.  
65 Mr. Hassett further explained that there is a plan changed from the previously issued OOC,  
66 which is to increase the amount of impervious surfaces around the back of the building to  
67 allow for a fire truck to turn around.

68

69 The Agent stated that a DEP File number has yet to be issued.

70

71 Ms. Van Lancker made a motion, seconded by Mr. Wands to continue the hearing to June 24,  
72 2019. Motion passed 4:0:0

73

74 **8:07 Request for Extension, 95-883, Steve Ross, Whittemore Estates**

75 The Agent said that the Commission voted in March to issue an Extension for the project, but it  
76 was not signed.

77

78 **8:10 Request for COC 95-852, Iris Kraus, 36 Whittemore Drive**

79 The Commission reviewed the request for COC. The Agent read notes from the May 20, 2019  
80 meeting that outlined information on the Whittemore lots as addressed tonight.

81

82 Ms. Van Lancker made a motion, seconded by Mr. Wands to issue a partial COC for 36  
83 Whittemore Drive

84

85 **8:12 Request for NOC 2014-02, Iris Kraus, 36 Whittemore Drive**

86 The Commission reviewed the request for NOC. The Agent stated that a drainage pipe was not  
87 installed which would have crossed the driveway and discharge to a swale. The Agent stated  
88 that Mr. Vito Colonna (Connorstone Engineering) had stated that the pipe could be addressed  
89 when Whittemore Estates (95-883) is constructed. The Commission requested that written

90 confirmation from the Applicant be submitted to the Agent, stating that the drainage pipe will  
91 be installed.

92  
93 No motion was made.

94 **8:15 Request for COC, 95-882, Sean Cavanaugh, 32 Whittemore Drive, single family**  
95 **home**

96 The Agent stated that the as-built plans matched with the approved plans, and that a site visit  
97 showed that the area was stabilized.

98  
99 Ms. Van Lancker made a motion, seconded by Mr. Wands to issue a Partial COC for 32  
100 Whittemore Drive. Motion passed 4:0:0

101  
102 **8:19 Request for NOC, 2014-04, Sean Cavanaugh, 32 Whittemore Drive, single family**  
103 **home**

104 The Agent stated that the as-built plans matched with the approved plans, and that a site visit  
105 showed that the area was stabilized.

106  
107 Ms. Van Lancker made a motion, seconded by Mr. Wands to issue a Partial COC for 32  
108 Whittemore Drive. Motion passed 4:0:0

109  
110 **8:15 Request for COC, 95-882, Sara Deibler, 40 Whittemore Drive, single family home**  
111 A Request for a COC was received for 40 Whittemore Drive.

112  
113 Ms. Van Lancker made a motion, seconded by Mr. Wands to issue a Partial COC for 40  
114 Whittemore Drive. Motion passed 4:0:0

115  
116 **8:25 Member Prerogative**

117 Mr. Hakansson asked if the hearing for Eversource is scheduled for June 24, 2019. The Agent  
118 confirmed the hearing date.

119  
120 **8:27 Sign Documents**

121 DOA Lodestar Energy, 175 Butterfield Drive, access road maintenance work  
122 COC Partial, 95-852, Iris Kraus, 36 Whittemore Drive, single family home  
123 COC Partial, 95-852, Sean Cavanaugh, 32 Whittemore Drive, single family home  
124 NOC 2014-04, Sean Cavanaugh, 32 Whittemore Drive, single family home  
125 COC Partial, 95-852, Sara Deibler, 40 Whittemore Drive, single family home  
126 Extension 95-883, Steve Ross, Whittemore Estates

127  
128 **8:30 Adjournment**

129 Ms. Van Lancker made a motion, seconded by Mr. Wands to adjourn the meeting.  
130 Motion passed 4:0:0.

131  
132 **Documents Reviewed by the Conservation Commission on 6/ 10 / 2019**

- 133 • Conservation Commission Agenda 6-10-2019  
134 • Document entitled, *Meeting Minutes 5/6/2019*  
135 • Document entitled, *WPA Form 1: Request for Determination of Applicability* for  
136 Lodestar Energy

- 137 • Aerial Photogrpahy- for Lodestar Energy
- 138 • Plans entitled *Centaurus Solar As-built Plan*, dated March 18, 2019
- 139 • NOI submitted by Guerrie and Halnon for 93 Nickerson Road
- 140 • Stormwater Management Permit Application, submitted by Guerrie and Halnon for 93
- 141 Whittemore Drive
- 142 • Request for Partial COCs 95-852 for 32, 36, and 40 Whittemore Drive
- 143 • Request for NOC for 36 Whittemore Drive
- 144 • Request for NOC for 32 Whittemore Drive