



Town of Ashland

MASSACHUSETTS

MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
July 9, 2018

1
2 Present: Gene Crouch (Chair)
3 William Moulton (Vice Chair)
4 Carl Hakansson
5 Jeff Lingham
6 Cathy Van Lancker
7 Greg Wands
8 Maeghan Dos Anjos (Agent)
9

10 Absent: K. G. Narayana
11

12 **Call to order: 7:15 P.M.**

13
14 **7:15 Informal presentation Thomas Latouf, 117 Concord Street, general yard**
15 **improvements, fence replacement, trail maintenance**

16
17 Charlie and Janis Bond, 180 Front St., inquired about the project.
18

19 Tom and Dawn Latouf are working on restoring the property to its original condition. They
20 would clear a few feet beyond the fences and create a trail around it. In addition, they want to
21 clear a section for bee hives. They will also be running a firewood business.
22

23 **7:27 RDA Thomas Latouf, 117 Concord Street, general yard improvements, fence**
24 **replacement, trail maintenance**

25
26 The hearing need to be continued due to the by-law abutter notification issues.
27

28 Ms. Van Lancker made a motion seconded by Mr. Lingham to continue the hearing to July23,
29 2018. Motion passed 6-0-0.
30

31 **7:30 NOI, Todd McMullen, 26 Summit Lane, in-ground pool and patio**

32 Todd McMullen was present to provide information on the project. A patio and pool will be
33 installed in the backyard. The excavated soil will be put into a truck and hauled off-site. Native
34 plants will be placed along the edge of the patio. Erosion controls will be placed from the
35 corner of the patio to the back along the rock wall. The pool will have fencing along the rock
36 wall to the property lines.
37

38 Mr. Lingham stated that yard waste should not be dumped beyond the rock wall.
39

40 Ms. Van Lancker made a motion seconded by Mr.Wands to close the hearing. Motion passed
41 6-0-0.
42

43 **7:43 NOI, Martel HVAC**

44

45 Mr. Moulton made a motion seconded by Ms. Van Lancker to continue the hearing to July 23,
46 2018. Motion passed 6-0-0.

47

48 **7:44 NOI, Zach English, 9 Alfred Road, single family house**

49 Mr. English presented the project – a 2000 sf two story cape with walk out basement and full
50 foundation. The erosion controls will be placed along the back and soils will be stock piled in
51 the front.

52

53 Mr. Lingham visited the site on Monday. He reported that the flags are up and the wetlands
54 lines are accurate, following the tree line. The area is mowed to the tree line

55

56 The house will be on town water and sewer.

57

58 Tom Fraser, 5 Alfred Road, he stated that the area is fill and there is a RR tie culvert that was
59 built from across the street to the corner of his property. He is concerned if the culvert is block
60 then it may flood his basement.

61

62 Mr. Lingham did not notice any culvert but wasn't looking for it.

63

64 Mr. English was informed that if the culvert is identified then they would need to come back to
65 amend the plans. The plans need to be revised to show bounds at 1, 2,3 and 4.

66

67 Mr. Lingham made a motion seconded by Ms. Van Lancker to close the hearing. Motion
68 passed 6-0-0.

69

70

71 **8:16 NOI, John Dudley, 60 Pleasant Street, site work to improve traffic pattern**

72 Joe Marquedant of J.D. Marquedant & Associates, Inc presented the project which will
73 reconfigure some parking and landscaped areas to take truck traffic off Forest Street. A similar
74 project had been before the commission before but was withdrawn due to issues with proposed
75 infiltration basins with the Nyanza plume. This project will not have any infiltration system and
76 will rely on the existing closed stormwater system. There will a increase of 15,000 square feet
77 of impervious surface on the site with increase in rate and volume of runoff.

78

79 Mr. Lingham asked if the stormwater can be shifted to Pleasant Street or minimize flow. He was
80 concerned about the impact of increased flow on downstream culverts.

81

82 Mr. Marquedant responded that the grades don't allow it.

83

84 The commission talked about ways to reduce the impervious such as cisterns for the roof drains,
85 geogrid (geoblock) in place of pavement and off-site mitigation. Comments should be obtained
86 from DPW and Planning.

87

88 Ms. Van Lancker made a motion seconded by Mr. Lingham to continue the hearing to July23,
89 2018. Motion passed 5-0-1 (Hakansson).

90
91 **9:08 Request for Certificate of Compliance for 22 Carl Ghilani Circle.**
92 Ms. Van Lancker made a motion seconded by Mr. Lingham to issue a Certificate of Compliance.
93 Motion passed 6-0-0.

94
95 **9:10 Draft OOC, 26 Summit Lane, Todd McMullen**
96 Mr. Lingham made a motion seconded by Ms. Van Lancker to issue an Order of Conditions as
97 amended. Motion passed 6-0-0.

98
99 **9:18 Draft OOC, 9 Alfred Road, Todd McMullen**
100 Ms. Van Lancker made a motion seconded by Mr. Moulton to issue an Order of Conditions as
101 amended. Motion passed 6-0-0.

102
103 **9:25 Citizen Energy**
104 The Commission updated the agent, who was absent, about the meeting. The Commission asked
105 the agent to send the peer review comments to the commission. The Town should consider asking
106 EPA/DEP to perform a review of the project .and conduct a forum

107
108 **9:35 Updates on Ongoing Projects**
109 The commission is okay on accepting affidavits for 95-674 in lieu of deed recording language.

110
111 **Documents Reviewed by the Conservation Commission on 7/9/2018**
112 • Conservation Commission Agenda 07-09-2018
113 • Notice of Intent, 26 Summit Lane, Ashland MA dated 6/11/2018
114 • Notice of Intent, 9 Alfred Road, Ashland MA dated 6/25/2018
115 • Notice of Intent, 60 Pleasant Street, Ashland MA dated 6/6/2018
116 • Stormwater Permit, 60 Pleasant Street, Ashland MA dated 6/11/2018
117 • COC, 22 Carl Ghilani Circle Ashland MA
118 • Order of Conditions, 26 Summit Lane, Ashland MA
119 • Order of Conditions, 9 Alfred Road, Ashland MA

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121
122 **9:43 Adjournment**
123 Mr. Moulton made a motion, seconded by Ms. Van Lancker to adjourn the meeting.
124 Motion passed 6-0-0.