



# Town of Ashland

MASSACHUSETTS

MEETING MINUTES  
ASHLAND CONSERVATION COMMISSION  
July 23, 2018

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

11  
12 **Call to order: 7:15 P.M.**

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

16 Thomas Latouf (Applicant) was present for the meeting. Mr. Latouf stated that he would like  
17 to restore the property to its original condition by replacing an existing fence along the  
18 paddock, filling in holes in an existing dirt path leading from the driveway to the horse pasture,  
19 and clear an access trail along the outside perimeter of the fence.

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21 Mr. Hakansson asked about storing of manure and mentioned that they would need a permit  
22 from the Board of Health.

23  
24 The Commission expressed concern over the map used and asked for better plans.

25  
26 Mr. Hakansson mentioned that the owner is just trying to restore the property to what it was  
27 before and reclaim overgrown sections of the pasture.

28  
29 The Commission explained what they would like to see in the plans, and scheduled a site  
30 inspection the following week.

31  
32 The Commission discussed opening to public comment, and Mr. Crouch stated that they did  
33 not need to because it is an RDA filing. The Commission opened it to public comment.

34  
35 Mr. Stephen Morgan was present and said that he was not notified as he was outside the  
36 notification requirements. Mr. Morgan stated that the meeting did not meet requirements of the  
37 law. Mr. Crouch stated that they did meet requirements of the law. Mr. Morgan claimed that  
38 trees were removed. The Applicant said no trees were removed, but that broken limbs from  
39 storm damage were removed. Mr. Morgan asked about the business. The Commission stated  
40 that this was not the jurisdiction of the Commission. Mr. Crouch stated that the property has  
41 always been a horse farm.

42

43 The Commission scheduled a site visit for July 29, 2018, at 9:00 a.m.

44

45 Ms. Van Lancker made a motion, seconded by Mr. Narayana, to continue the meeting to August  
46 13, 2018. Motion passed 7:0:0.

47

48 **7:49 NOI/SMP, Martel HVAC, 54-58 Union Street, after-the-fact permit for parking lot  
49 enhancement (continued from 7/9/2018)**

50 Mr. Vito Colonna (Representative- Connorstone Engineering) was present for the meeting.

51 Mr. Colonna showed revised plans and explained the mitigation area. The mitigation area will  
52 contain two infiltration trenches that leads to the rain garden. A naturalized area of 2,400  
53 square feet will surround the rain garden. The naturalized area will contain two *Acer rubrum*  
54 (red maple), eight *Amelanchier arborea*, (serviceberry), and eight *Cornus racemosa* (grey  
55 dogwood).

56

57 In addition four signs are shown on the plans to prohibit dumping within the mitigation area  
58 and the river. The Commission asked for a fifth sign to be added in the southeastern corner of  
59 the lot. Mr. Colonna stated that he will add a fifth sign to the plans and submit the revised plan  
60 to the Agent.

61

62 Mr. Lingham made a motion seconded by Ms. Van Lancker to close the hearing. Motion  
63 passed 7-0-0.

64

65 **8:01 NOI/SMP, John Dudley, 60 Pleasant Street, parking and drainage  
66 improvements (continued from 7/9/2018).**

67 Mr. Joe Marquedant (Representative- Surveyor) and Mr. Dudley (Applicant/Owner) were  
68 present for the hearing. Mr. Marquedant described the drainage improvements and went over  
69 the comment letter from PSC.

70

71 Mr. Hakansson stated that Doug Small (DPW Director, not present at the meeting) had no  
72 concerns provided that the inlets are maintained. Mr. Crouch asked about the concern of  
73 Trolley Brook Culvert, and if the culvert can take the changes to the stormwater management  
74 system. Mr. Hakansson stated that Doug Small feels that it would be okay.

75

76 Mr. Hakansson asked for a condition for regular maintenance to be added to the Order. Mr.  
77 Marquedant stated that he can add more inspections in the O&M protocols.

78

79 Mr. Moulton asked if waivers were needed given certain increases in the rate of stormwater  
80 runoff. The Chair and Vice Chair reviewed the Stormwater Management Bylaw.

81

82 Mr. Lingham made a motion, seconded by Ms. Van Lancker to close the hearing. Motion  
83 passed. 5:0:2 (Mr. Hakansson and Mr. Narayana abstained).

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87 **8:17 NOI/SMP, Citizen's Energy, 0 MBTA Access Road, solar arrays at Nyanza cap  
88 (continued from 7/9/2018)**

89 Ms. Emily Byrne (Citizen's Energy), Briony Angus (Representative- Tighe & Bond), and Jean  
90 Christy (Tighe & Bond) were present for the hearing. Ms. Angus presented revised plans to  
91 the Commission. Ms. Angus briefly presented revisions, while Ms. Christy focused on the  
92 revisions to stormwater.

93  
94 Ms. Angus explained the previous meeting with the Nyanza Advisory Committee, DEP review,  
95 the analysis settlement and the loading of solar panels on the cap.

96  
97 Ms. Christy explained current drainage patterns and proposed drainage patterns. A water  
98 quality swale that is eight feet wide, by 1 foot deep is proposed to collect runoff from the  
99 panels. Stone check dams will also be installed in the swale as well as level spreaders. A  
100 division berm will be constructed to convey runoff across the road from the low flow channel  
101 (?). Ms. Christy also explained that there are quick times of concentrations from the western  
102 side of the site to the wetland. More erosion controls will be within the plans.

103  
104 Ms. Christy stated that she needed to revise plans further because they are in the process of  
105 speaking with the peer review consultant.

106  
107 Mr. Crouch asked how long the swale is. Ms. Christy stated that it is about 550 feet. The  
108 Commission asked about the wetlands delineation. Ms. Briony stated that the delineation was  
109 2016. The Agent stated that it was EcoTech, Inc.

110  
111 Mr. Lingham stated that the Nyanza Advisory Committee asked about a range of issues at the  
112 last meeting, particularly if DEP and EPA has signed off on the load bearing capacity of the  
113 cap. He said that NAC will then sign off.

114 Mr. Moulton made a motion seconded by Ms. Van Lancker to continue the hearing to August  
115 13, 2018. Motion passed 7-0-0.

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117 **8:55 NOC Request, Fermo Bianchi, 70 and 74 Green Street**

118 Mr. Bianchi (Applicant) was present for the meeting. Mr. Lingham did a site walk out there  
119 and stated that the site is stabilized. The Agent stated that as-built plans were received.

120  
121 Mr. Lingham made a motion seconded by Mr. Narayana to issue the Notice of Completions to  
122 70 and 74 Green Street. Motion passed 6-0-1. (Mr. Crouch abstained).

123  
124 **9:00 Violation, 50 Megunko Road**

125 Mr. Chris Kotsiopoulos (owner) was present at the meeting. Mr. Lingham stated that a berm  
126 was created, land was cleared. Mr. Lingham mentioned that boulders were placed on site  
127 previously and that there were six inch diameter trees growing in and around the boulders. Mr.  
128 Kotsiopoulos handed a plan from GLM engineering that showed the wetland flags.

129  
130 Mr. Lingham stated that erosion controls were established by Mr. Kotsiopoulos, and that the  
131 berm was hydroseeded. Mr. Kotsiopoulos asked the Commission to look at his site. Mr. Crouch  
132 stated that the site may fall under a 21E. Mr. Kotsiopoulos stated that he wants to run offices  
133 out of the building, screen loam on site and wash trucks on site.

134  
135 **9:33 Violation Francis Venuto, 85-87 Nickerson Road, salt pile storage**

136 Mr. Lingham stated that he received notification of an uncovered salt pile. Mr. Lingham stated  
137 that he spoke with Mr. Venuto and that Mr. Venuto was building a salt storage shed in  
138 Framingham. Mr. Venuto had added tarps to the salt pile, but Mr. Lingham suggested that he  
139 may need to add it to covered, roll-off containers, if he cannot keep the piles covered.

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141 **9:37 Violation, Jose Baez, 17 Fruit Street, trench**

142 Mr. Lingham stated that he received notification of work taking place at 17 Fruit Street. Mr.  
143 Lingham said that work appeared to be the replacement of a drainage pipe. A trench was dug  
144 from the foundation of the home outwards toward a stream on the property. Mr. Lingham said  
145 he knocked, but had no answer at the door.

146

147 The Agent said she will send out a letter.

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149 **9:51 Review of the July 2, 2018, Meeting Minutes**

150 Ms. Van Lancker made a motion, seconded by Mr. Narayana to accept the July 2, 2018,  
151 Meeting Minutes as amended. Motion passed 7-0-0.

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153 **9:59 Review of the July 9, 2018, Meeting Minutes**

154 Ms. Van Lancker made a motion, seconded by Mr. Lingham to accept the July 9, 2018,  
155 Meeting Minutes as amended. Motion passed 7-0-0.

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157 **Land Stewardship Committee Appointments**

158 Mr. Hakansson stated that that the terms for Mr. Cliff Wilson, Ms. Marcia Reni, Mr. Wands  
159 and he (Mr. Hakansson) are due to expire.

160

161 Ms. Van Lancker made a motion seconded by Mr. Narayana to reappoint Mr. Wilson, Ms.  
162 Reni, Mr. Wands and Mr. Hakansson to the Land Stewardship Committee.  
163 Motion passed 5-0-2. (Mr. Hakansson and Mr. Wands abstained).

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165 **10:01 Member Prerogative**

166 Ms. Van Lancker provided an updated to the Commission about the Community Preservation  
167 Committee.

168

169 **10:02 Vote on Commission Officers**

170 The Commission discussed the positions for Chair and Vice Chair.

171

172 Mr. Hakansson made a motion, seconded by Ms. Van Lancker to appoint Mr. Crouch as Chair  
173 of the Conservation Commission. Motion passed 6:0:1 (Mr. Crouch abstained).

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175 Mr. Hakansson made a motion, seconded by Mr. Wands to appoint Mr. Moulton as Vice Chair  
176 of the Conservation Commission. Motion passed 7:0:0.

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180 **10:07 Updates on Ongoing Projects**

181 The Commission spoke about the case with Mr. Zani and that the previous agent needs to speak  
182 with the attorney.

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The Commission also spoke about Tri Street and the recent Superseding Determination of Applicability issued by the DEP. The Commission discussed an appeal to the SDOA.

Ms. Van Lancker made a motion, seconded by Mr. Narayana to support an appeal of the SDOA pending on the approval of the selectmen. Motion passed 7:0:0

**Documents Reviewed by the Conservation Commission on 7/23/2018**

- Conservation Commission Agenda 07-23-2018
- RDA application submitted by Mr. Latouf, and maps dated 5/1/2018
- Photographs of 117 Concord Street, Ashland, MA.
- Plans entitled, *Existing Conditions Plan of 58 Union Street in Ashland, Mass.* Dated 6/5/2018
- Comment letter from PSC dated 6/10/2018 for 60 Pleasant Street
- Stormwater Management Bylaw c. 343
- Narrative Letter from Tighe and Bond, entitled *Response to comments Notice of Intent/ Stormwater Permit Application- Ashland Solar Project*, dated July 23, 2018
- Document entitled, *Ashland Solar Project Stormwater Management Update Memorandum*, dated July 23, 2018.
- Plans entitled, *Ashland Solar Project Progress Set for Review* dated July 2018
- Google Map of 17 Fruit Street

**10:20 Adjournment**

Ms. Van Lancker made a motion, seconded by Mr. Narayana to adjourn the meeting. Motion passed 7-0-0.