



# Town of Ashland

MASSACHUSETTS

MEETING MINUTES  
ASHLAND CONSERVATION COMMISSION  
July 27, 2020

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

10  
11 Absent: Gene Crouch (Chair)  
12

13 **Meeting held by Zoom**  
14 **Call to order: 7:02 P.M.**  
15

16 **Mr. Moulton reviewed the protocol for the meeting.**  
17

18 **7:07 RDA, Paul Flaherty, 63-65 Waverly street, septic system replacement**

19 Daniel McIntyre (McIntyre Engineering), and Paul Flaherty (Applicant/Owner) were present  
20 for the meeting.  
21

22 Mr. McIntyre said that the septic system was installed in 2014, but there had been issues with it  
23 for a while. The buildings are apartment buildings. The septic system will be replaced with  
24 new leaching areas. Mr. McIntyre said that they used the same delineation for the 2014 filing.  
25 A 50' buffer will be maintained from the BVW. Mr. McIntyre said that the topography of the  
26 site allows most of the runoff to Waverly Street. Mr. McIntyre said that the bulk of the work  
27 will be to replace the leaching field.  
28

29 Mr. Hakansson asked if the tanks were in front of the house. Mr. McIntyre confirmed that they  
30 are, but that the leaching fields are in back of the buildings. Mr. Hakansson asked if this was a  
31 NOI before. Mr. McIntyre confirmed that it was. Mr. McIntyre said that the NOI was for a  
32 different alternative type septic system. Mr. McIntyre said that they are pulling out of the drip  
33 irrigation septic system that was approved previously. Mr. Hakansson asked the Agent if she  
34 had a copy of the previous NOI. The Agent said that she did not.  
35

36 Mr. Narayana asked if the house is new. Mr. McIntyre said that the houses were built in the  
37 1940s.  
38

39 Mr. Toledo asked what the problem with the tanks is. Mr. Hakansson asked if these are two  
40 houses. Mr. McIntyre confirmed that they are, but that they are apartments. Mr. Hakansson  
41 asked if the system would serve both units. Mr. McIntyre confirmed that the system would  
42 serve both buildings. Mr. Narayana asked if waivers are needed from the Board of Health.

43 Mr. McIntyre said that we had asked the Board previously for a waiver and assumed that they  
44 would get it again. Mr. McIntyre said that he submitted one to Mark Oram [Board of Health  
45 Director] but that he was on vacation.

46  
47 Mr. Hakansson said that he would like to see the original NOI, and that he does not think  
48 another NOI is needed. Mr. Hakansson asked Mr. Moulton for his opinion. Mr. Moulton said  
49 that this is a replacement of an existing system, and that he does not see a need for a NOI. Mr.  
50 Moulton said that as long as the Board of Health approves it, he does not think that a new NOI  
51 should be warranted. Mr. Hakansson said that he agreed, but that he wants to see what is  
52 conditioned in the NOI from 2003.

53  
54 Ms. Van Lancker asked if we have asked for bounds on the wetland lines. Mr. McIntyre and  
55 the Agent said that they did not see bounds on the site when they went out. The Commission  
56 said a condition would be needed for two bounds at the No Disturb Zone. Mr. Narayana asked  
57 why we are considering a DOA, when we are conditioning it. Mr. Moulton said that we are  
58 allowed to condition a DOA.

59  
60 Mr. Wands asked where the spoils will go. Mr. McIntyre pointed out the staging location, and  
61 the access point.

62  
63 Mr. Narayana made a motion, seconded by Mr. Wands to close the discussion. Motion passed  
64 6-0-0. Roll Call Vote: (CH, KN, GT, GW, CVL, WM)

65  
66 **7:26 NOI/SMP, Magunko Realty Trust, 9 Pennock Road, single family home**  
67 **(continued from 7/13/2020)**

68 The Applicant requested a continuance.

69  
70 Mr. Narayana, made a motion, seconded by Ms. Van Lancker to continue the hearing to  
71 August 10, 2020. Motion passed 6-0-0. (Roll call vote: CH, KN, GT, GW, CVL, WM).

72  
73 **7:27 NOI/ SMP, Lucas Wisner, 35 Summit Pointe Drive, Holliston (Ashland border),**  
74 **after-the-fact yard expansion and tree removal**

75 Mr. Lucas Wisner (Owner and Applicant), and Ms. Lauren Vendetti (owner) were present for  
76 the hearing.

77  
78 The Agent said that she used the plans that Mr. Wisner sent and overlaid them into GIS. The  
79 Agent said that this took a while due to the site being on the town line to Holliston.

80  
81 Ms. Vendetti said that we had met with the Commission on site and went through the site and  
82 went to the areas of impact. Ms. Vendetti said that the area was filled and they will be  
83 planting it with native grasses, shrubs and trees.

84  
85 Mr. Moulton asked about the erosion control barrier. Ms. Vendetti said that it was installed on  
86 the property line and by the basin as well. The Commission reviewed the plans, and the Agent  
87 brought up the fill calculations. Mr. Moulton asked about sediment movement along the stone  
88 wall. Mr. Moulton asked how much does it drop off in that area. Ms. Vendetti and Mr. Wisner  
89 said that, that was not their property.

90  
91 Mr. Hakansson asked who owns the basin. Ms. Vendetti said that it is on the neighbor's  
92 property and wraps around and that it is a weird lot. Mr. Hakansson said so the vernal pool is  
93 on the neighbor's property. Ms. Vendetti confirmed this.  
94  
95 Mr. Wands said that there are three main points of water. Since the site was reseeded, it peels  
96 off under the stone wall and migrates toward the Old Orchard Trail. Mr. Hakansson said that it  
97 was happening even after erosion controls were installed. The Agent said that she walked the  
98 site with Mr. Wisner last week, and she noticed that there was a section of siltation fence that  
99 was not properly installed. The Agent also said that there was sediment in front and behind the  
100 stone wall. The Agent asked Mr. Wisner if he had spoken to his landscaper about this as they  
101 had discussed during the site visit last week. Mr. Wisner said that he was going to call Bob  
102 Torchia (developer) and decided not to, and he then called Nick (landscaper) and that he was  
103 willing to adjust the silt fence as needed.  
104  
105 Mr. Hakansson said that when he came up from Warren Woods, he saw runoff from their  
106 property. Mr. Wands spoke to runoff from Summit Pointe Drive into Warren Woods. Ms.  
107 Vendetti said that the landscaper is doing all of it [repairing the silt fence] and that he has fixed  
108 the part that Mr. Wands is speaking to. Mr. Wands said that there is a long standing issue with  
109 that property and that a ditch was there before the property was developed. The Agent asked  
110 if the runoff was sediment or water. Mr. Wands said that it was both. Mr. Wands said that  
111 there is substantial water migrating to Warren Woods, about midway of the lot [at 35 Summit  
112 Pointe Drive].  
113  
114 Mr. Hakansson asked about a berm. Ms. Vendetti and Mr. Wisner said that they had it in their  
115 plans. The Agent said she recommend to Mr. Wisner that it may make sense in the present to  
116 direct flow to the basin, but it may not make sense in the future as the erosion control and  
117 plantings should be preventing erosion and runoff. The Commission discussed the berm  
118 further. Mr. Hakansson asked if it made sense to do a site visit. Ms. Vendetti said that this  
119 was okay.  
120  
121 Mr. Narayana asked about the height of the berm. Mr. Moulton said that it wouldn't need to  
122 be high, and that 8-10" should be fine. Mr. Moulton asked for the plans to be revised to  
123 document the location of the berm. Mr. Wands said that berm will need to be durable to  
124 withstand water and that it would need to be at an angle. Mr. Hakansson asked if the site visit  
125 is confirmed or not. Ms. Vendetti said yes you can visit. Mr. Narayana asked if you will be  
126 willing to increase the berm height. Mr. Moulton suggested that it should be designed so that  
127 the water will not get caught in a corner, and that the pitch should direct flow toward the basin.  
128 The Commission discussed that the edge of the berm could contain a drainage pipe.  
129  
130 The Agent asked about revising the plans. Mr. Hakansson suggested that the plan revision  
131 should wait until he and Mr. Wands perform a site inspection, and they will follow up with the  
132 Agent.  
133  
134 Ms. Van Lancker made a motion, seconded by Mr. Narayana, to continue the hearing to  
135 August 10, 2020. Motion passed 6-0-0. (Roll call vote: CH, KN, GT, CVL, GW, WM).  
136

137 **8:01 NOI, 58 Exchange LLC, 16 Union Street, site preparation (continued from**  
138 **7/13/2020)**

139 The Applicant requested a continuance.

140  
141 Mr. Narayana, made a motion, seconded by Mr. Toledo to continue the hearing to August 10,  
142 2020. Motion passed 6-0-0. (Roll call vote: CH, KN, GT, GW, CVL, WM).

143  
144 **8:02 Request for COC 95-922, Zachary English, 9 Alfred Road, single family home**

145 The Agent said that she performed a site walk with Mr. English last week. Work is done in  
146 compliance and the bounds are still intact. The Agent recommended a complete COC.

147 Mr. Narayana, made a motion, seconded by Ms. Van Lancker to issue a complete COC.

148 Motion passed 6-0-0. (Roll call vote: CH, KN, GT, GW, CVL, WM).

149  
150 The Agent explained to Mr. English that the Commission will likely sign the document on  
151 Thursday, and once signed, he will need to get the COC recorded, and provide proof or  
152 recording to the Commission. Mr. English confirmed his understanding of this process.

153  
154 **8:05 Review 7/13/2020 Meeting Minutes.**

155 The Commission reviewed the Meeting Minutes.

156  
157 Mr. Narayana, made a motion, seconded by Ms. Van Lancker, to accept the July 13, 2020,  
158 Meeting Minutes as amended. Motion passed 6-0-0. (Roll call vote: CH, KN, GT, CVL, GW,  
159 WM).

160  
161 **8:14 Warren Woods Discussion**

162 The Agent said that this was added to the Agenda to discuss reopening Warren Woods. Mr.  
163 Hakansson said that Warren Woods was not closed, but that the parking lot is. Mr. Hakansson  
164 explained that we kept on having cars parking at Warren Woods to get to the Ashland State  
165 Park. Mr. Hakansson said that he has an ongoing conversation on parking enforcement, and  
166 signage with Chief Alfano (Police Chief) and Doug Small (DPW Director).

167  
168 Mr. Hakansson said that this is the most vibrant year in terms of wildlife, and that this is  
169 something to work on. Mr. Hakansson said that he is still concerned of people using the lot at  
170 Warren Woods to park for the Warren Conference Center to get to the Ashland State Park.

171  
172 Mr. Hakansson said that he spoke with Mr. Alfano, and Mr. Small about the Ashland State  
173 Park, and how it is causing parking issues all over Olive Street, Chestnut Street and  
174 surrounding roads that abut the Park. Mr. Hakansson said that Mr. Alfano and Mr. Small  
175 want to bring it to the Select Board.

176  
177 Mr. Hakansson said that while Warren Woods was open during the beginning phases of the  
178 COVID-19 pandemic, the stewards were picking up gloves and masks.

179  
180 Mr. Toledo asked Mr. Hakansson about the language within the CR regarding parking. Mr.  
181 Hakansson said that it does not, but that the CR does require us to provide public access, which  
182 we have done. Mr. Hakansson said that he thinks that we should find something that works.  
183 Mr. Toledo suggested adding a sign with a maximum limit of cars on the lot. Mr. Hakansson

184 said that the Town needs to access the garage as well. Mr. Narayana mentioned a concern of  
185 parking on the street.

186  
187 Mr. Moulton asked if the stewards have considered the dog waste issue, and said that the Town  
188 Forest is considering DNA Testing. The Agent mentioned Macomber off of Badger Road in  
189 Framingham. Blue flags are placed in the locations where they have picked up the dog waste.  
190 The Agent said that she likes this as it meets compliance with the MS4 Permit. Ms. Van  
191 Lancker asked if this had an impact. The Agent said she went there a few times and noticed  
192 less flags were up, but that she wasn't sure if that was a result of the seasonal crew ending their  
193 contract, or if the flags were not going up.

194  
195 The Agent asked Mr. Hakansson if there was any indication as to when Mr. Alfano and Mr.  
196 Small would go to the Select Board, and when the signage would be installed. Mr. Hakansson  
197 said timing was not discussed during their conversations.

198  
199 **8:30 Member prerogative**

200 Mr. Narayana said that there has been overwhelming support from the townspeople about the  
201 Eversource Pipeline and the land court case. Mr. Hakansson said that he wrote to the Agent  
202 asking for an executive session on this.

203  
204 **8:32 Review Draft OOCs for Agapito Feliciano for 5 and 7 Burnham Circle**

205 The Commission reviewed the draft OOCs for 5 and 7 Burnham Circle. The Agent said that  
206 the Commission closed the hearing at the last meeting, and a vote is needed to issue it.

207  
208 Ms. Van Lancker, made a motion, seconded by Mr. Narayana to issue the OOCs for 5 and 7  
209 Burnham Circle. Motion passed 6-0-0. (Roll call vote: CH, KN, GT, CVL, GW, WM).

210  
211 **8:50 Adjournment**

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

214  
215 **Documents Reviewed by the Conservation Commission on 7/ 27 / 2020**

- 216
- Document entitled, *Conservation Commission Agenda* dated 7/ 27 /2020
  - Plans entitled, *Septic System Design: 63-65 Waverly Street*, dated 6/ 27 / 2020
  - Plans entitled, *35 Summit Pointe Drive- Mitigation and Restoration Plan*, dated July 22,  
218 2020
  - Document entitled, *Meeting Minutes*, dated July 13, 2020
- 219  
220