MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
August 12, 2019

Present: Gene Crouch (Chair)
         William Moulton (Vice Chair)
         Carl Hakansson
         Cathy Van Lancker
         K.G. Narayana
         Greg Wands
         Maeghan Dos Anjos (Agent)

Call to order: 7:07 P.M.

7:07  Announcements
Mr. Crouch made an announcement stating that the NOI/SMP hearing for Eversource Transfer
Line will be continued to August 26, 2019. The continuance was requested by the Applicant.

Mr. Crouch made a second announcement stating that the NOI hearing for Mass DOT, Route
126 has been continued to September 9, 2019. The continuance was requested by the
Applicant.

7:11  NOI, Eversource, Hopkinton to Ashland Transfer Line, gas line replacement from
Hardwick Road to Cedar Street (continued from 6/26/2019)

Mr. Gene Crouch, and Mr. Moulton recused themselves from the hearing.

Ms. Van Lancker opened the hearing, and stated that the Applicant requested a continuance to
August 26, 2019.

Mr. Narayana made a motion, seconded by Mr. Wands to continue the hearing to August 26,
2019. Motion passed 4-0-0.

Mr. Crouch and Mr. Moulton returned to the meeting.

7:13  RDA, Jack Borges, 73 Shore Road, above ground pool (continued from 8/12/2019)
Mr. Jack Borges (Applicant/Owner) was not present for the discussion. The Agent stated that
there are no public records indication elevations or flood plain for the Shore Road area. The
Agent also stated that the applicant’s wife spoke about withdrawing the RDA, but was waiting
confirmation from Mr. Borges as to how he wishes to proceed.

Mr. Moulton made a motion seconded by Mr. Narayana to continue the meeting to August 26,
2019. Motion passed 6-0-0.
8:09  NOI, MassDOT, Route 126 (Pond Street) Revitalization

Mr. Gene Crouch recused himself from the hearing.

Mr. Moulton opened the hearing and asked for a motion to continue the hearing per the Applicant’s request.

Mr. Narayana, made a motion, seconded by Ms. Van Lancker to continue the hearing to August 26, 2019. Motion passed 5-0-0.

Mr. Crouch returned to the meeting.

7:15  NOI, Virginia Gentile, 10 Wenzell Road, addition and deck

Mr. Tom Rebula (Representative- Wetland Scientist with Goddard Consulting), Virginia Gentile (Applicant/Owner), and Ted Gowdy (Contractor- The Gowdy Group) were present for the hearing.

Mr. Rebula stated that the Applicant is proposing an addition to reclaim a garage that had been converted in a living room, and stairwell to the basement. The addition would consist of a new living room, laundry room, and staircase. A porch will also be installed in the back of the addition. Mr. Rebula stated that the work will take place in the existing lawn, and some additional clearing is necessary, and some of that clearing is within the 25’ No Disturb Zone. Mr. Rebula stated that oriental bittersweet will be removed within the No Disturb Zone in order to mitigate these impacts to the 25’ No Disturb Zone.

Mr. Rebula also reviewed the wetland resource areas, and vernal pool. Mr. Rebula said that the vernal pool was not certified at the time of the wetland delineation, and asked that it be made a condition of the Order, given the current time of year. Mr. Rebula also stated that impacts to buffer zone and the No Disturb Zone will consist of an area of 540 square feet. He further described the proposed mitigation efforts within jurisdictional areas, and stated that it would be a net gain of Buffer Zone and Bordering Vegetated Wetland. The area will then be planted with native species.

Mr. Crouch asked where the limit of clearing will take place. Mr. Rebula stated that it is along the erosion control barrier. Mr. Moulton asked what is currently within the mitigation area.

The Agent asked about the need for cutting and filling within the floodplain. Mr. Rebula stated that it is for a construction envelope to access the addition and will consists of 37 cubic feet.

Mr. Rebula went over the Agent’s comments. Mr. Crouch asked about the existing deck. Mr. Rebula said that it consists of 308 square feet.

Mr. Gowdy spoke of the access to the basement.

Mr. Rebula passed around a revised mitigation plan which includes a legend. The original plan did not have a legend. Mr. Crouch asked why so much room is needed within the Buffer Zone. He also asked about the type of material on site.
Mr. Crouch asked for the distance between the limit of work and the addition. Mr. Rebula stated that the distance is 15 feet.

Ms. Van Lancker asked if there was any thought to replant the area of the bittersweet with something other than lawn. Mr. Rebula stated that they have not developed a landscape plan. She also asked if the existing fence will be removed. Mr. Gowdy stated that the fence is old, and that the vines are growing up and around it.

Mr. Crouch asked where they plan on keeping stockpiles. Mr. Rebula stated that they would not be stored within resource areas. Mr. Crouch also asked about the mitigation area, and the waiver. Mr. Moulton suggested that bounds be placed at the mitigation area. Mr. Hakansson stated that his answer for the mitigation and waiver is to allow it, as it seems to improve the resource areas.

Mr. Crouch stated that the plans should be revised to show the following things:

- Mitigation area on the same sheet as the plan
- Bounds at the angle points at the Mitigation Area
- A chart shall be included to show cubic footage alterations and square footage alterations
- The area within the No Disturb Zone for disturbance and mitigation should be highlighted so that they can be told apart.

The Agent stated that they should include the revised waiver to show the alternatives explored and why they were not feasible.

Mr. Moulton made a motion, seconded by Mr. Narayana to continue the hearing to August 26, 2019. Motion passed 6-0-0

7:57  NOI/SMP, William Rodenhiser, 81 West Union Street, commercial buildings, and associated work

Mr. Barbieri (Representative- Lawyer), Mr. Darren Grady (Representative- Engineer with Grady Consulting), and Mr. Rodenhiser (Applicant/Owner) were present for the hearing.

Mr. Grady stated that the bounds are installed as per the conditions of the current OOC. Mr. Grady provided a brief history of the project and permit that was issued in 2016. Mr. Grady stated that the project consists of three buildings, parking, access, and utilities. The drainage is proposed underground and was designed for the 100 year storm. There will be a series of catch basins on site.

Mr. Grady said that the silt fence has been maintained with no runoff or erosion into the wetlands. The Agent asked for the plantings that are proposed. Mr. Grady named them off.

Mr. Crouch asked if test pits or soil borings were performed. Mr. Crouch asked about the groundwater elevation at one of the test pits. Mr. Grady said that it was 239 feet. Mr. Crouch asked about the bottom of the infiltration system. Mr. Grady also said that the bottom of the infiltration system is 241.7 and 242.2 feet. Mr. Crouch asked about the test pit at 237.2 feet. Mr. Grady stated that the bottom of the system is 239.25 feet. The Agent asked the basement...
elevation for building 1. Mr. Grady said that it is as 239 feet. Mr. Crouch asked for the boring
logs. Mr. Grady referred Mr. Crouch to page 9 of the plans. Mr. Crouch said that the
elevation of the wetland is at 242 feet, but no elevations are shown within the wetland, but that
the bottom of the infiltration basin is at 239 feet. Mr. Grady said that the wetland is higher
than the groundwater on site. Mr. Crouch asked about the test pit labeled DTH 08-5. Mr.
Grady said that he needs to get the information from another consultant (Kevin O’Leary from
the Jillson Company) who worked on the project previously and, that Mr. O’Leary was present
during the test pits. Mr. Crouch asked what datum is being used. Mr. Grady responded that it
datum used is NGVD 29.

Mr. Crouch said that on well 13-03 the bottom depths is 8.5 feet, and the water depth is at 8.5
feet: they are different elevations. Mr. Grady said that he will check that.

Mr. Crouch asked if borings or test pits were performed. Mr. Rodenhiser said that test pits
were done in the presence of Mr. O’Leary.

Mr. Barbieri suggested an overlay on a plan with the test pits and soil logs on the same sheet.
Mr. Crouch said that none of these test pits were done in the location of the infiltration basin
and that they were done near the infiltration basin. Mr. Crouch further stated that there is no
test pit next to the middle infiltration basin. Mr. Rodenhiser stated that new test pits will be
done.

Mr. Crouch asked about the height of the retaining wall. Mr. Grady stated that it will be six
feet high, and then taper off to two feet high to the north of the site. Mr. Crouch stated that his
biggest concern is that the proposed system meets the requirement of the two foot separation
from the groundwater and the bottom of the basin. My. Crouch said that he wants to ensure
that the proposed system functions properly.

Ms. Van Lancker asked about snow storage and suggested that signs be posted at the parking
lot near the wetlands so snow is not dumped within the wetland system.

Mr. Hakansson asked about stockpiles during construction. Mr. Hakansson expressed a
concern about dust control. The Agent stated that it will be added as a condition.

Mr. Grady went over the information and methods used to create the stormwater system and
the report. The static method was used to design and meet recharge standards under the
Stormwater Management Handbook. Ms. Van Lancker asked if all roofs drain through the
system. Mr. Grady said that they do.

Mr. Crouch opened the hearing to the public.

Mr. Mark Dassoni (Hawthorne Road) asked if the building inspector has looked at it [the plans
for Phase II]. Mr. Grady explained that a Technical Review Meeting has been held, and that
the Design Review Committee is coming up. Mr. Dassoni asked about the zoning and if it is
within a commercial zone. Mr. Crouch said that he assumed so, but that zoning is not a
wetlands issue. Mr. Dassoni asked where Route 135 is on the plans. Mr. Grady pointed it out
on the plans.
Mr. Emory Bond (59 West Union Street) reviewed conditions of the OOC that was issued for Phase I. He specifically mentioned conditions regarding dust control and stockpiles, and asked how these were addressed. Mr. Rodenhiser stated that he constantly uses the stockpiles, and that calcium chloride and water are used for dust control.

The Agent suggested adding a condition on more frequent street sweeping and dust control. Ms. Van Lancker reminded the Agent about the condition on signs that prohibit the snow from being dumped in protected areas.

Mr. Emory Bond asked about how the ledge on site is treated. Mr. Rodenhiser stated that it would be moved, or hammered. Mr. Bond stated that the test pits were not located within the proposed infiltration basin structures. Mr. Crouch reminded Mr. Bond that they will be doing new test pits based on the conversation earlier in the evening.

Mr. Thomas Ferris (73 West Union Street) expressed his concerns about dust control. Mr. Crouch said that there is a provision for construction entrance to be lined with a construction apron.

Mr. Brandon Bond (59 West Union Street) asked about the storage of grass clippings. Mr. Moulton suggested that the storage may be part of site plan review with the Planning Board.

Mr. Crouch stated that the Commission will be expecting the additional test pits, revised plans, and that the Commission will also need the confirmation on the ledge that is on the site, and how it will be removed. Ms. Van Lancker reminded the Commission for a condition for the snow storage signs. Mr. Hakansson stated that there will be a condition for more frequently street sweeping and post conditions. Mr. Narayana stated that a condition for dust control is also necessary.

Mr. Crouch stated that the following information is necessary for the NOI application:

- New test pits within the proposed location of the infiltration system;
- Revise the plans to show the test pits and the soil logs on one sheet;
- Show the locations of the snow prohibition signs and;
- Confirm the ledge evaluation.

Ms. Van Lancker made a motion, seconded by Mr. Narayana to continue the hearing to September 9, 2019. Motion passed 6-0-0.

9:17 Request for COC 95-06, and 95-10, Mary Carbone, 16 Old Country Path
The Agent stated that the older permits were issued, but that 16 Old Country Path is not within the jurisdiction of the Conservation Commission.

Ms. Van Lancker, made a motion, seconded by Mr. Narayana, to issue a Partial COC for 95-06. Motion passed. 6-0-0.

Ms. Van Lancker, made a motion, seconded by Mr. Narayana, to issue a Partial COC for 95-10. Motion passed. 6-0-0.
9:19  Request for COC 95-374, Lisa Morla, 11 Blueberry Hill Drive
The Agent stated that the permit was issued for the development of the roadway of what is now Hickory Road, and that this property was out of the area, and out of jurisdiction.

Ms. Van Lancker, made a motion, seconded by Mr. Narayana, to issue a Partial COC for 95-06. Motion passed. 6-0-0.

9:21  Review of the July 22, 2019, Meeting Minutes
The Commission reviewed the Meeting Minutes from July 22, 2019.

Ms. Van Lancker made a motion, seconded by Mr. Narayana, to issue a Partial COC for 95-06. Motion passed. 6-0-0.

9:25  Review Draft OOC, Jose Baez, 17 Fruit Street, after-the-fact permit for drainage replacement, and requesting to replace retaining wall, and stairs
The Commission reviewed a draft OOC for Mr. Baez (17 Fruit Street).

Ms. Van Lancker made a motion, seconded by Mr. Wands, to issue the OOC as discussed. The motion passed. 6-0-0.

9:41  Appoint members of the Land Stewardship Committee
Mr. Hakansson stated that terms for Greg Wands, Mr. Cliff Wilson, Ms. Marcia Reni, and himself were up to be reappointed.

Mr. Narayana made a motion, seconded by Mr. Moulton, to appoint Mr. Wands, Mr. Wilson, Mr. Hakansson, and Ms. Reni for a term of three years. The motion passed. 4-0-2. (Mr. Wands, and Mr. Hakansson abstained).

9:44  Appoint a member of the Conservation Commission to the Nyanza Advisory Committee
The Agent stated that there is a vacancy for a seat with the Nyanza Advisory Committee, and that it was opened due to Mr. Jeff Lingham’s resignation. The Agent stated that the seat needs to be filled by a member of the Conservation Commission. The Commission asked for more information, specifically when they meet, and what the commitment is.

9:50  Agent’s Announcements
The Agent explained that 42 Williams Road has an expired OOC for an inground pool. The agent stated that in-ground pool, and patio was installed, but the OOC expired before the fence and the bounds could be installed on the property. The Agent stated that she thinks that the way to go is to file an RDA for the fence and bounds, and asked if the Commission had any concerns. The Commission did not have any concerns.

The Agent also explained that a statement on the deed of 30 Raymond Way requires a C.R. to be issued; however, the owners have concerns from this, and was wondering what would happen if the state does not accept the CR. Mr. Crouch provided a brief history of the property and how it relates to the subdivision (95-577). The Agent stated that she spoke with Mr.
Moulton about this and he suggested a Deed Restriction. The Commission discussed the Deed Restriction, and had no concerns over the alternative.

9:53 Sign Documents

Extension 95-841, Robert Hill Way, senior housing facility
COC Partial 95-06, Mary Carbone, 16 Old Country Path
COC Partial 95-10, Mary Carbone, 16 Old Country Path
COC Partial, 95-374, 11 Blueberry Hill Drive, subdivision
OOC Jose Baez, 17 Fruit Street, after-the-fact permit for drainage replacement, and requesting to replace retaining wall, and stairs

10:06 Adjournment

Mr. Moulton made a motion, seconded by Ms. Van Lancker to adjourn the meeting.

Motion passed 6-0-0.

Documents Reviewed by the Conservation Commission on 8/12/2019

- Conservation Commission Agenda 8-12-2019
- Document entitled, Meeting Minutes 7/22/2019
- Document entitled, 73 Shore Road, Elevations, dated 8/7/2019
- Document entitled, Comments on Filing- 10 Wenzell Road, dated 8/12/2019
- Document entitled, Notice of Intent: 10 Wenzell Rd., Ashland, MA. Dated 6/16/2019
- Plans entitled, Proposed Addition Plan of 10 Wenzell Road, dated July 11, 2019
- Document entitled, Comment on Filing- 81 West Union Street, dated 8/12/2019
- Document entitled, 81 West Union Street Applicant- 81 West Union Street LLC, dated June 13, 2019 (NOI application)
- Document entitled, Stormwater Report, Site Plan: 81 West Union Street, Ashland, MA. (Phase 2), dated June 11, 2019
- Plans entitled, Phase II Site Plan: 81 West Union Street, dated 6/13/2019