



# Town of Ashland

MASSACHUSETTS

MEETING MINUTES  
ASHLAND CONSERVATION COMMISSION  
August 24, 2020

1  
2 Present: Gene Crouch (Chair)  
3 William Moulton (Vice Chair)  
4 Carl Hakansson (left at 9:13)  
5 Cathy Van Lancker  
6 K.G. Narayana  
7 Greg Wands  
8 Gabriel Toledo (left at 10:01)  
9  
10 Maeghan Dos Anjos (Agent)

11  
12  
13 **Meeting held by Zoom**  
14 **Call to order: 7:08 P.M.**

15  
16 **Mr. Crouch reviewed the protocol for the meeting.**

17  
18 **7:15 RDA, James Thompson, 155 Winter Street, soil testing**

19 Mr. Dan McIntyre (Representative- Engineer) was present for the meeting.

20  
21 Mr. McIntyre said that the property failed a Title V inspection. Mr. McIntyre explained that  
22 the wetlands were flagged by Goddard Consulting, and were picked up by survey. There is an  
23 existing cesspool that has failed the inspection. Mr. McIntyre said that they are asking for  
24 permission for test pits in three different locations. The test pits will determine the best  
25 location and type of system to replace the existing system. Mr. McIntyre said that he will be  
26 back before the Commission once the design of the septic system is complete. Mr. McIntyre  
27 explained the locations of the test pits.

28  
29 Mr. Hakansson said that he was uncomfortable as he is an old friend of the Thompsons and  
30 that he is therefore recusing himself from this meeting.

31  
32 Mr. Narayana asked if this has been brought in front of the Board of Health. Mr. McIntyre said  
33 that it has, and that the health agent will not sign until the Commission signs off on this filing.

34  
35 Mr. Toledo noted that the 100' Buffer Zone is not shown on the plans. Mr. McIntyre said that  
36 this is just a preliminary plan and that they can put it on the constructions plans that will go  
37 before the Commission to replace the septic system. Mr. McIntyre said that most of the  
38 wetland is landscape or lawn. Mr. Moulton said that something to cover the disturbed areas  
39 would be a good idea.  
40

41 Mr. Wands asked if any tree removal would be necessary for any of the proposed locations.  
42 Mr. Crouch asked if the system will be raised. Mr. McIntyre said that he suspects that the  
43 groundwater is at an elevation of 271' [the wetland is at 270'].

44  
45 Mr. Mark Dassoni (49 Hawthorne Road) asked about the blue rectangles on the map. Mr.  
46 McIntyre said that it's the test pit locations. Mr. Dassoni asked how many houses will go up.  
47 Mr. McIntyre said that application is for a failed septic system.

48  
49 Ms. Van Lancker made a motion, seconded by Mr. Narayana to issue a Negative #5 DOA with  
50 a condition that straw be placed on disturbed areas. Motion passed 6-0-0. (Roll call vote: KN,  
51 GT, GW, CVL, WM, GC).

52  
53 **Mr. Moulton recused himself from the next meeting.**

54  
55 **7:24 RDA, Keolis Commuter Services, Rail Line Right of Way, vegetation management**  
56 Ms. Clary Coutu (Applicant) and Mr. Matt Donovan (Engineer- FDC Engineers) were present  
57 for the discussion.

58  
59 Mr. Donovan provided a description of the work, and explained that the (five-year) Vegetative  
60 Management Plans can be found on Keolis's website. Mr. Donovan stated that CMR 11 and  
61 10 require maps to be submitted. Mr. Donovan stated that chemical and mechanical methods  
62 will be applied to treat plants growing within the railroad's right of way.

63  
64 The Commission asked the difference between the blue and the yellow lines on the map. Mr.  
65 Donovan stated that the blue lines are limit spray zones, and the yellow lines are no spray  
66 zones. Mr. Donovan said that all chemicals come from an approved list from the  
67 Massachusetts Department of Agriculture and products are rotated given the plant's ability to  
68 build up resistance against herbicides.

69  
70 Mr. Narayana asked what the green dots on the maps are. Ms. Coutu stated that these are  
71 vernal pools.

72  
73 Mr. Hakansson said that the limited spray zones and no spray zones restricted spraying to most  
74 of downtown Ashland. Mr. Hakansson asked why that is. Ms. Coutu said that Keolis is trying  
75 to reduce chemicals used in the right of way and trying to limit where they spray. Ms. Coutu  
76 also said that the road bed needs to be cleared of vegetation as part of federal regulations. Ms.  
77 Coutu explained that markers are on the tracks and the markers are geocoded within the phones  
78 of the operators. The field operators will make notes within their phones and Ms. Coutu's  
79 environmental monitor will look at those notes. Mr. Donovan said that spraying can only take  
80 place in dry conditions.

81  
82 Mr. Crouch asked if plants build-up resistance over time. Ms. Coutu said that Keolis cannot  
83 measure that, and that all railroads follow the same procedures.

84  
85 Mr. Toledo asked what their tactic is within the no spray zone. Ms. Coutu said that the  
86 nozzles are pulled. Mr. Hakansson asked how maintenance is performed within those zones.  
87 Ms. Coutu said mechanical methods are used within no spray zones.

88 Mr. Crouch opened the meeting to the public.

89

90 Mr. Mark Dassoni (49 Hawthorn Road) asked if there are wetlands there. Mr. Crouch  
91 confirmed that there are wetlands there.

92

93 Mr. Robert St. Germain (64 Winter Street) asked about the width of the right of way. Ms.  
94 Coutu said that it varies. Mr. St. Germain also asked how barberry and glossy buckthorn are  
95 treated.

96

97 Ms. Van Lancker made a motion, seconded by Mr. Narayana to issue a Negative #5 DOA with  
98 a condition that straw be placed on disturbed areas. Motion passed 5-0-1. Roll call vote, in  
99 favor: CH, KN, GT, GW, CVL. Roll call vote, abstained: GC).

100

101 **7:55 NOI, Ashland Town Forest Committee, Cowassock woods, trail and bridge**  
102 **improvement work**

103 Mr. Robert St. Germain (member of the Town Forest Committee), and Mr. Brian Forestal  
104 (Chair of the Town Forest Committee) were present for the hearing.

105

106 Mr. St. Germain stated that the trails on Cowassock Woods lead to the Town Forest and that  
107 the trails are shared between the Sudbury Valley Trustees (nonprofit organization), and the  
108 Town Forest Committee. Mr. St. Germain stated that the Town Forest Committee maintains  
109 the trails, and a few improvements are proposed as part of the NOI filing. Mr. St. Germain  
110 turned the presentation over to Mr. J. O'Brien. Mr. O'Brien stated that he is part of Troop 232  
111 and that he is proposing to adding 16 feet onto the western side of the "North Bridge", and  
112 eight feet on the other side. Mr. O'Brien said that the bridge will be replaced. Mr. Narayana  
113 asked if Mr. O'Brien will be working alone. Mr. O'Brien said that other members of the troop  
114 will assist him. Mr. Narayana asked about wheel chair access. Mr. St. Germain said that  
115 wheelchair access is not feasible.

116

117 Mr. Crouch asked about the materials to be used. Mr. Crouch also asked if they are going to  
118 cut it on site, or build it somewhere else and carry it in. Mr. O'Brien said that he thinks that  
119 they will carry it in. Mr. Crouch asked how high off the ground will the bridge be. Mr. St.  
120 Germain said that it is currently only 12 inches off the ground. Mr. St. Germain said that  
121 gravel fill will be added for a low grade fill. Mr. Crouch asked if the fill will be within the  
122 wetlands. Mr. St. Germain said that it will be out of the stream, but within the wetland. Mr.  
123 Crouch asked how much gravel will be used. Mr. St. Germain said that it will be three wheel  
124 barrows worth of gravel.

125

126 Mr. Hakansson asked Mr. St. Germain if they thought to reduce access to bikes. Mr. St.  
127 Germain said that signs can be added. Mr. St Germain said that people are currently  
128 bypassing the trail [walking into the wetlands] and riding their bikes into the stream.

129

130 Mr. Toledo asked if a waiver is needed. Mr. Crouch said that it is. Mr. Crouch said that he  
131 thought that it was structural, but that bringing in gravel fill changed things.

132 Mr. Forestal said that during the COVID-19 pandemic, the Town Forest Committee decided to  
133 keep the trails open, and the amount of people walking in the Town Forest has increased  
134 tenfold. Mr. Forestal said that the Forest is serving its purpose to the community.

135  
136 Mr. Crouch said to move the discussion on to the South Bridge. Mr. St. Germain turned the  
137 presentation over to Mr. Tim Riedl, who is the scout that is doing the work on the South  
138 Bridge. Mr. Riedl said that he is extending the bridge and doing a boardwalk. Mr. Forestal  
139 said that he wouldn't worry on the width as 32 inches is wide enough even for novice riders.

140  
141 The Commission reviewed the photos from the NOI filing. Mr. Crouch brought up the need  
142 for a site visit. Mr. St. Germain said that he is happy to take the Commission there.

143  
144 The Agent stated that a file number has not been issued by DEP.

145  
146 The Commission scheduled the site visit for Sunday, August 30, 2020 at 10:00 a.m. Mr. St.  
147 Germain said to meet at the parking lot at Cowassock Woods off of Salem End Road in  
148 Framingham.

149  
150 Mr. Forestal shared his screen and showed a virtual tour. Mr. Hakansson said that wetlands are  
151 not defined as standing water but by the life and the soils that are present.

152  
153 Ms. Van Lancker made a motion, seconded by Mr. Narayana to continue the hearing to  
154 September 14, 2020. Motion passed 6-0-0 (Roll call vote: CH, KN, GT, GW, CVL, GC)

155  
156 **Mr. Moulton returned to the meeting**

157  
158 **8:24 NOI/SMP, Magunko Realty Trust, 9 Pennock Road, single family home**  
159 **(continued from 8/10/2020)**

160 Mr. Steve Hickey (Applicant) and Ms. Joyce Hastings (Representative- GLM Engineering)  
161 were present for the hearing.

162  
163 Ms. Hastings said that a section of the driveway was redesigned by reducing the width of the  
164 driveway to 10 feet. The sewer line was also moved. The impacts to wetlands reduced from  
165 480 square feet to 120 square feet, and the new replication area is now 300 square feet from its  
166 initial 900 square feet.

167  
168 Mr. Crouch said that from the site visit that was held, the wetland line seems to be appropriate  
169 now, and that he accepts the line. Mr. Crouch explained that when the Commission was in the  
170 field, he had asked the applicant if he would have a document from the attorney talking about  
171 installing a structure over the gas easement that runs through the property. Ms. Hastings said  
172 that they do not have that letter.

173  
174 Mr. Hakansson said that this is not what the Commission asked for. One of the Commissioner  
175 had asked for a bridge, and an attorney was to be contacted. Mr. Hakansson said that we do  
176 not have a waiver. Mr. Hakansson said that the Commission had asked for a box culvert, but  
177 that the Applicant is not providing that. Mr. Hakansson said that as proposed, the driveway  
178 will get flooded.

179  
180 Mr. Crouch stated that he and Mr. Hakansson visited another site that installed a U-shaped  
181 open bottom culvert. Mr. Crouch explained that in that case, the culvert was over a stream.

182  
183 Ms. Hastings stated that she does not disagree with the open bottom culvert. Ms. Hastings  
184 explained that for a stream crossing, the span is designed by the bankfull width and openness  
185 ratio, where this site will be span over wetlands and an easement. Ms. Hastings stated that the  
186 span is a length of 20 feet and that it is extraordinarily expensive. Mr. Wands said that in  
187 comparison to the Riverwalk Trail that was proposed to be steel, it has a single span with a  
188 length of 120 feet. Mr. Wands said that this is a fraction of that and that this filing warrants a  
189 single span bridge.

190  
191 Mr. Yaron Rachmany (11 Pennock Road) said that the wetland was extended, but only by a  
192 narrow finger. Mr. Rachmany said that if the area is lower, it makes sense to the Commission  
193 that that the wetland be extended. Mr. Hakansson said that the water coming down into the  
194 wetland system is running into a channel, and that could have possibly created that finger  
195 effect.

196  
197 Ms. Hastings mentioned that a letter was sent to the Commission dated March 18, 2020,  
198 speaking to the waiver request.

199  
200 Ms. Van Lancker made a motion, seconded by Mr. Narayana to continue the hearing to  
201 September 14, 2020. Motion passed 7-0-0 (CH, KN, GT, GW, CVL, WM, GC).

202  
203 **9:13 Request to Amend OOC, 95-929, William Rodenhiser, 81 West Union Street,**  
204 **Phase II**

205 Mr. Peter Barbieri (Representative- Lawyer), Mr. Darren Grady (Grady Consulting LLC.), and  
206 Mr. William Rodenhiser (Applicant), were present for the hearing.

207  
208 Mr. Barbieri explained that the plans were modified through the Planning Board permitting  
209 procedures. Mr. Barbieri stated that two of the three buildings from the original NOI filing,  
210 were combined into one building. Mr. Barbieri stated that the buildings are three stories high  
211 and will have a mixed use of residential and commercial. Mr. Barbieri also explained that this  
212 went to the Planning Board's consultant for peer review and that it was reviewed.

213  
214 Mr. Crouch summarized the proposal stating that:

- 215 • The work is out of the 25' No Disturb Zone
- 216 • Light green areas are landscaped
- 217 • Light grey polygons are paved areas
- 218 • The wall, as shown on the plans, is already approved, but will be extended.

219  
220 Ms. Van Lancker asked about snow storage signs. The Agent stated that there is a condition  
221 within the current permit for that.

222  
223 Mr. Narayana, made a motion, seconded by Ms. Van Lancker, to close the hearing and issue an  
224 amended OOC. Motion passed. 6-0-0. (Roll Call Vote: KN, GT, GW, CVL, WM, GC)

225  
226 **9:32 SMP, 12 Pond Street Reality Trust, 12 Pond Street, mixed use development**

227 Mr. Rick Salvo (Representative- Engineering Alliance, Inc.) and Mr. Charles Zammuto  
228 (Applicant) were present for the hearing.

229  
230 Mr. Salvo said that the site is the location of the former Fusion Restaurant. Mr. Salvo stated  
231 that the site currently does not contain any stormwater features. Mr. Salvo explained that they  
232 are proposing a mixed use building with 16 units. Mr. Salvo said that access will be off of  
233 Douglas Road and Greenhalge Road. Mr. Salvo said that more green space will be added.  
234 Mr. Salvo said that the site currently has 28, 170 square feet of impervious surfaces, and 1,800  
235 square feet of landscaped areas. Mr. Salvo explained that impervious surfaces have decreased  
236 to 20, 963 square feet, and landscaped areas have increased to 7, 280 square feet.

237  
238 The Commission asked about catch basins. Mr. Salvo said that eight rows of ten cultech  
239 systems are proposed. Mr. Moulton mentioned the peer review comments about some things  
240 that were missing.

241  
242 Mr. Crouch asked about overflow. Mr. Salvo said that it is sized to handle a 100 year storm.  
243 Mr. Crouch asked what happens in a 101 year storm. Mr. Crouch asked about the soil borings  
244 comment from the peer review consultant. Mr. Salvo said that they are hoping to do that this  
245 week.

246  
247 Mr. Narayana asked if the commercial units are in the lower level. Mr. Salvo confirmed that.  
248 Mr. Crouch spoke about a previous sewer line project in the area, and spoke about concerns  
249 from the groundwater level. Mr. Salvo stated that he thinks that it will be within 8-10 feet.  
250 Mr. Crouch said that he wants the test pit information.

251  
252 The Agent stated that there is a SMP file Number, which is 2020-06.

253  
254 Mr. Wands asked if the current building has a slab. Mr. Salvo said that it does not have a slab.  
255 Mr. Zammuto said that the current building is gone, and footings are being installed within the  
256 site now.

257  
258 Mr. Moulton stated that there are roughly half a dozen comments from the peer review's  
259 comments, and asked if these were addressed. Mr. Salvo said that it was a long hearing  
260 process. Mr. Crouch asked about the maintenance schedule. Mr. Salvo said that catch basins  
261 will be cleaned out twice a year, and cleaning the infiltration systems will occur more  
262 frequently. Mr. Salvo said that they can increase cleaning to quarterly if the Commission  
263 would like to see that, and that Mr. Zammuto will be owning the property. Mr. Moulton said  
264 that the Commission usually asks that the first row be an isolator row, which prevents sediment  
265 from entering into the system. Mr. Salvo said that they will make it into an isolator row, and  
266 that the details will spec that out. Mr. Moulton said that it is more to the Applicant's benefit  
267 than to the Commission's.

268  
269 The Agent had comments on the Operations and Maintenance plan and asked for the BMP plan  
270 to be attached, and a sentence to be added on how future owners will be notified of the  
271 stormwater management systems on site, and its required maintenance activities.

272  
273 The Commission asked the Agent to draft a permit for the next meeting.

274

275 Mr. Narayana made a motion seconded by Ms. Van Lancker to continue the hearing to  
276 September 14, 2020. Motion passed 6-0-0. (Roll Call Vote: KN, GT, GW, CVL, WM, GC).

277 **9:59 Review 7/27/2020 Meeting Minutes.**

278 The Commission reviewed the meeting minutes

279

280 Mr. Moulton, made a motion, seconded by Mr. Narayana to approve the meeting minutes as  
281 amended. Motion passed 5-0-0 (Roll call vote: KN, CVL, GW, WM, GC)

282

283 **10:03 Review 8/10/2020 Meeting Minutes**

284 The Commission tabled the minutes to the next Conservation Commission meeting.

285

286 **10:06 Review Draft OOC, Lucas Wisner, Lauren Vendetti, 35 Summit Pointe Drive,  
287 Holliston, after-the-fact yard expansion and tree removal**

288 The Commission reviewed the draft (bylaw-only) OOC with a locally issued file number of  
289 2020-01.

290

291 Mr. Narayana, made a motion, seconded by Ms. Van Lancker, to issue the Bylaw OOC as  
292 amended. Motion passed 5-0-0 (Roll call vote: KN, CVL, GW, WM, GC).

293

294 **10:17 Member Prerogative**

295 Mr. Narayana said that he and Mr. Toledo were recently reappointed to the Conservation  
296 Commission.

297

298 Mr. Wands said that Mr. Foran (abutter to Warren Woods) has taken top soil from Warren  
299 Woods and placed it onto his own property. Mr. Crouch said that Mr. Hakansson informed  
300 him of this, and that Mr. Hakansson had spoken to the Police Chief about this.

301

302 The Agent said it was worth a discussion and will add it to the next meeting (September 14,  
303 2020).

304

305

306 **10:22 Adjournment**

307 Mr. Narayana, made a motion, seconded by Ms. Van Lancker to adjourn the meeting. Motion  
308 passed 5-0-0. (Roll call vote: KN, CVL, GW, WM, GC)

309

310 **Documents Reviewed by the Conservation Commission on 8/ 10 / 2020**

- 311 • Document entitled, *Conservation Commission Agenda* dated 8/ 24 /2020
- 312 • Document entitled, *Meeting Minutes, Conservation Commission* dated 7/ 27 /2020
- 313 • Plans entitled, *155 Winter Street*, and dated 7/ 30 / 2020
- 314 • Plans entitled, *Keolis Commuter Services*, and dated 7/ 15 /2020
- 315 • NOI filing submitted by the Ashland Town Forest Committee dated August 2020
- 316 • Plans entitled, *Proposed House Location Lot 50R- 9 Pennock Road* and dated August  
317 11, 2020
- 318 • Document entitled, *Phase II Site Plan 81 West Union Street*, and dated 9/9/2019
- 319 • Document entitled, *Phase II Site Plan 81 West Union Street*, and dated 6/18/2020
- 320 • Presentation submitted by Rick Salvo (Engineer for 12 Pond Street).

321