



Town of Ashland

MASSACHUSETTS

MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
August 27, 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.**
13

14 **7:05 Girl Scouts Proposed Bat Habitation Project, Warren Woods**

15 Girl Scout Troop 68290 was present with three girl scouts, and their troop leader. The girl scouts
16 discussed White-nose syndrome in bats and that they would like to create and install bat houses
17 to attract Little Brown Bats and Big Brown Bats. Ms. Susan Brostrup-Jensen (scout leader)
18 stated that they were thinking about installing cement in a three feet by “a few feet” wide hole
19 with pressure treated wooden posts to install the bat houses.

20
21 The Commission asked about the size of the houses. The girl scouts stated that it would be a
22 seven chamber house which is about three feet by two feet. Mr. Lingham stated that galvanized
23 pipe could work and may not need cement.

24
25 Mr. Hakansson recommended Henry’s Orchard as the best location for the bat houses, and
26 recommended that a brochure be added at the parking entrance.

27
28 Ms. Van Lancker made a motion, seconded by Mr. Narayana, to approve the Girl Scouts project
29 and allow the work in Warren Woods. Motion passed. 7:0:0.

30
31 **7:15 RDA, Thomas Latouf, 117 Concord Street, general yard improvements, fence**
32 **replacement, trail maintenance (continued from July 23, 2018)**

33 Thomas Latouf (Applicant) and Dawn Glawson were present for the meeting. Ms. Glawson
34 submitted revised plans for the work. Mr. Latouf spoke briefly about the work which includes
35 installing gravel in potholes within the existing access road, maintenance of an existing trail,
36 and the replacement of the existing fences. Mr. Latouf also spoke about a geo grid area in an
37 existing gravel parking lot.

38
39 Mr. Crouch stated that the geo grid may not be necessary given that the site is flat. The
40 Commission asked about the stormwater basins and the plans for the basin. Mr. Crouch stated
41 that it should be cleared to match how it was originally designed.

43 The Commission spoke about the permit. Mr. Lingham stated that if the Applicant can
44 maintain the same grades and trails as shown in the plan, than a Negative Determination could
45 be issued.

46
47 Mr. Narayana made a motion, seconded by Mr. Wands, to close the meeting. Motion passed
48 7:0:0.

49
50 The Commission discussed the proper permitting decision.

51
52 Mr. Lingham made a motion, seconded by Mr. Narayana, to issue a Negative 3 Determination
53 of Applicability. Motion passed 7:0:0.

54
55 **7:35 NOI/SMP, Citizen's Energy, 0 MBTA Access Road, solar arrays at Nyanza cap**
56 **(continued from 7/23/2018)**

57 Ms. Emily Byrne (Citizen's Energy), Briony Angus (Representative- Tighe & Bond), and
58 Brian Huntley (Tighe & Bond) were present for the hearing. Ms. Angus presented revised
59 plans to the Commission. Ms. Angus briefly presented revisions, while Mr. Huntley described
60 the revisions to the stormwater system on site. Mr. Huntley and Ms. Angus described the
61 response to comments from the peer review (GCG hired by the Planning Board).

62
63 Ms. Angus explained the DEP review, and that there are two separate reviews. Ms. Angus
64 explained that she contacted the local Ashland Citizens group, but had not heard back. Mr.
65 Huntley explained the change to Array Two as it relates to stormwater management. He stated
66 that they mimicked existing conditions to make the current revisions.

67
68 Ms. Angus and Mr. Huntley addressed the comments from the Agent which were sent out
69 shortly before the meeting. The Operations and Maintenance plan will be updated to include
70 the following:

- 71 • A zoomed-in map of stormwater BMPs and the drainage basins
- 72 • Signatures from listed stakeholders (owner and contractor) on the final
73 document.
- 74 • A description of how future owners will be notified of the stormwater
75 management system and the O&M in the event that the property is sold or the
76 company changes hands.

77
78 The Commission stated that the revised O&M can be submitted at the time of the pre-
79 construction meeting.

80
81 Mr. Huntley explained that Array Two has changed to ballasts from post driven poles. Mr.
82 Hakansson asked why the change was made. Ms. Angus explained that it was to address
83 concerns from the EPA and DEP regarding potential impacts to the groundwater plume.

84
85 Mr. Crouch explained that the basins could hold water overtime. He further explained that if
86 the basins are not maintained, it could create a wetland.

87
88 Mr. Lingham made motion, seconded by Mr. Narayana to close the hearing. Motion passed
89 7:0:0.

90 **8:15 SMP, Carlos Hanzi, 128 Main Street, redevelopment of lot, removing existing**
91 **building and replacing it with mixed use building**

92 Carlos Hanzi (Applicant), and Desheng Wang (Representative) were present for the hearing.
93 Mr. Wang described the project. The property currently contains a house. The work will consist
94 of a new building, an infiltration trench, catch basins, a grit trap, downspouts around the
95 perimeter of the building, and a parking lot.

96
97 The Commission asked about the proposed stormwater management system. The system is
98 designed to handle significantly more stormwater volume in post conditions, than in current
99 conditions. The Agent had sent an e-mail to the Environmental Protection Agency, and they had
100 submitted comments on the filing package. EPA had also asked about the storage of the proposed
101 stormwater management system. Mr. Wang explained the watersheds and explained that the
102 system discharges to a neighboring catch basin.

103
104 The Commission stated that the system will surcharge up to 25 year storm. Mr. Crouch asked
105 about a level spreader. The Commission asked about groundwater and if the project has an
106 impact on the groundwater mounding, and asked for the report from the LSP, which was hired
107 by the Planning Board.

108
109 The Commission suggested for Mr. Wang to look into where the stormwater is going.

110
111 Mr. Moulton made a motion seconded by Ms. Van Lancker to continue the hearing to October
112 15, 2018. Motion passed 6:0:1 Carl Hakansson abstained.

113
114 **9:30 COC Request 95-845, Richmond Development, 14 Tydeman Road, single family**
115 **home**

116 The Agent stated that work was in compliance with the Order of Conditions, and that no
117 encroachments were occurring in the wetland or the open space property.

118
119 Ms. Van Lancker made a motion seconded by Mr. Lingham to close the hearing. Motion
120 passed 7-0-0.

121
122 **9:30 COC Request 95-846, Richmond Development, 10 Tydeman Road, single family**
123 **home**

124 The Agent stated that work was in compliance with the Order of Conditions, and that no
125 encroachments were occurring in the wetland or the open space property.

126
127 Ms. Van Lancker made a motion seconded by Mr. Lingham to close the hearing. Motion
128 passed 7-0-0.

129
130 **9:30 COC Request 95-698, Richmond Development, 80 Cross Street, single family**
131 **home**

132 The Agent stated that work was in compliance with the Order of Conditions, and that no
133 encroachments were occurring in the wetland or the open space property.

134
135 Mr. Lingham made a motion seconded by Mr. Narayana to close the hearing. Motion passed
136 7-0-0.

137 **9:53 Review of the July 23, 2018, Meeting Minutes**
138 Mr. Lingham made a motion, seconded by Mr. Narayana to accept the July 23, 2018, Meeting
139 Minutes as amended. Motion passed 7-0-0.
140

141 **9:37 Conservation Commission Meeting Dates September- December**
142 The Commission looked at a calendar to verify Meeting Dates in September and October, and
143 to establish meeting dates for November and December.
144

145 **9:40 Executive Session pursuant to M.G.L. c. 30A, sec 21 (a)(3) to consider strategies in**
146 **the matter of DEP Decision regarding 0 Tri Street the public discussion of which will**
147 **have a detrimental impact on the litigation position of the Board**

148 Mr. Narayana made a motion, seconded by Mr. Lingham, to enter into Executive Session
149 pursuant to M.G.L. c. 30A, sec 21 (a) (3) to consider strategies in the Matter of DEP Decision
150 regarding 0 Tri Street the public discussion of which will have a detrimental impact on the
151 litigation position of the Board, and to enter back into open session upon the conclusion of
152 Executive Session.
153

154 Roll Call Vote (Carl Hakansson, Gregory Wands, K.G. Narayana, Jeffrey Lingham, Cathy Van
155 Lancker, William Moulton, Gene Crouch). Motion passed 7-0-0.
156

157 **10:15 The Commission returned to Open Session from the Executive Session**
158

159 **10:15 Updates on Ongoing Projects**

160 The Agent told the Commission about 9 Thomas Street. The Agent stated that Japanese
161 knotweed was growing into the replication areas, and in order to prevent the knotweed from
162 going in, the Commission previously allowed the knotweed to be removed by mowing or
163 herbicides (with the exception of the foliar herbicides). The property owner has requested to
164 grade down the berm toward the front of the property in order to more easily mow the Japanese
165 knotweed.
166

167 The Commission stated that they will allow the grading of the berm, provided the grading moves
168 toward the street and away from the wetland.
169

170 **10:17 Martel HVAC, 54-58 Union Street, after-the-fact permit for parking lot**
171 **enhancement**

172 The Commission reviewed the draft Order of Conditions.
173

174 Mr. Lingham made a motion, seconded by Mr. Wands to issue the Order of Conditions. Motion
175 passed 7:0:0
176

177 **10:30 John Dudley, 60 Pleasant Street, parking and drainage improvements**

178 The Commission reviewed a draft Order of Conditions.
179

180 Ms. Van Lancker made a motion, seconded by Mr. Lingham to issue the Order of Conditions.
181 Motion passed 5:0:2. K.G Narayana and Carl Hakansson abstained.
182
183

184 **Documents Reviewed by the Conservation Commission on 8/27/2018**

- 185
- Conservation Commission Agenda 08-27-2018
 - 186 • Document, *July 23, 2018 Meeting Minutes*
 - 187 • RDA application submitted by Mr. Latouf, and maps
 - 188 • Plans entitled, *Ashland Solar Project Permit Application Set*, dated August 2018
 - 189 • Document, Stormwater Management Permit (Application) for 128 Main Street
 - 190 • Plans entitled, *128 Main Street, Ashland, MA*, dated July 26, 2018
 - 191 • Documents presented by Girl Scout Troop 68290
 - 192 • e-mail from Lisa Thuot (Remedial Project Manager- EPA), with a subject line of *SWP*
 - 193 *Filing Package- 128 Main Street*, and dated 8-27-2018
- 194
- 195

196 **10:35 Adjournment**

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