



Town of Ashland

MASSACHUSETTS

MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
September 10, 2018

1
2 Present: Gene Crouch (Chair) (entered at 7:50 p.m.)
3 Carl Hakansson
4 Jeff Lingham
5 K. G. Narayana
6 Cathy Van Lancker
7 Greg Wands
8
9 Maeghan Dos Anjos (Agent)

10
11 Absent: William Moulton (Vice Chair)

12
13 **Call to order: 7:07 P.M.**

14
15 **7:07 Review of the August 28, 2018, Meeting Minutes**

16 Mr. Narayana made a motion, seconded by Ms. Van Lancker to accept the August 28, 2018,
17 Meeting Minutes as amended. Motion passed 5-0-0.

18
19 **7:15 RDA, Chris Kotsiopoulos, 50 Megunko Road, after-the-fact permit, retaining wall,
20 salt bin, oil/gas separator**

21 Joyce Hastings (Representative- GLM Engineering) was present for the meeting. Mr. Chris
22 Kotsiopoulos (Applicant) entered the meeting at 7:30 p.m.

23
24 Ms. Hastings stated that this is an after-the-fact permit for a berm, salt bin and retaining wall.
25 The Commission asked that a concrete apron be added to the front of the covered salt bin. The
26 Agent asked about the height of the retaining wall. Ms. Hastings that the wall ranged in height
27 from zero feet to four feet. Ms. Hastings stated that an interior wash bay will be added in the
28 existing building, along with an underground tank outside of the building.

29
30 Ms. Van Lancker and Mr. Lingham commented on grammatical/spelling errors on the RDA.
31 Ms. Hastings stated that she will edit the applicable page of the RDA and submit to the Agent
32 tomorrow.

33
34 Mr. Hakansson stated that the berm was within the 25 foot No Disturb Zone. The Commission
35 discussed the management of the berm. Ms. Hastings suggested plantings. The Agent stated
36 that plantings must be native. Ms. Hastings stated that they will be native. Mr. Lingham stated
37 that the berm is functional and that the plantings will protect the wetland. Mr. Hakansson stated
38 that he was fine with the berm staying, but that he does not want to set a precedent by letting
39 violators start work, and the Commission okaying it after-the-fact.

40
41 There is one section on the plans where the 25 foot No Disturb Zone bumps out because of the
42 shape of the wetland system on site. The Commission discussed how to demarcate that area.

43 The Agent suggested boulders. Ms. Hastings stated that she will revise the plans to add the
44 boulders.

45
46 Mr. Narayana made a motion, seconded by Ms. Van Lancker to close the hearing. Motion passed
47 5:0:0.

48
49 The Commission discussed the proper permitting decision.

50
51 Mr. Narayana made a motion, seconded by Ms. Van Lancker, to issue a Negative 3
52 Determination of Applicability. Motion passed 5:0:0.

53
54 **7:47 Review Draft OOC, Citizen’s Energy, 0 MBTA Access Road, solar arrays at**
55 **Nyanza cap (continued from 7/23/2018)**

56 Ms. Emily Byrne (Citizen’s Energy), Briony Angus (Representative- Tighe & Bond), and
57 Brian Huntley (Tighe & Bond) were present for the meeting.

58
59 The Commission reviewed the draft OOC and edited it as needed.

60
61 Mr. Narayana made motion, seconded by Ms. Van Lancker to issue the Order of Conditions.
62 Motion passed 6:0:0.

63
64 **8:31 Vote on Transfer of One Acre Envelope at Warren Woods**

65 Mr. Hakansson explained that a portion of Warren Woods, consisting of one acre, is held by the
66 Board of Selectmen, and that originally this is where certain buildings were going to be placed
67 if purchased by the Town. Mr. Hakansson stated that Ashland has bought both the small
68 farmhouse, which was Henry Warren’s workshop, and another building at the Warren
69 Conference Center. Mr. Hakansson stated that the house is in poor shape.

70
71 Ms. Van Lancker made a motion, seconded by Mr. Narayana, that the Conservation Commission
72 request that the Board of Selectmen transfer the One Acre building envelope at Warren Woods
73 to the care and custody of the Conservation Commission. Motion passed 5:0:1 Carl Hakansson
74 abstained.

75
76 **8:47 Member Prerogative**

77 Mr. Hakansson recommended that Mr. Brian Winner (Counsel for the Tri Street matter) be
78 invited to a Conservation Commission Executive Session Meeting.

79
80 Ms. Van Lancker spoke about the CPC, and that they are looking to hear from
81 boards/departments may be interested for CPA funds. Mr. Hakansson mentioned a few
82 properties in Town.

83
84 **9:07 Conservation land Inventory- Review Section 06: Signage, Bounds, and Trail**
85 **Markers**

86 The Commission made comments on the draft document and made some suggestions.

87
88
89

90 **9:20 Updates on Ongoing Projects- 9 Holly Lane**

91 The Agent stated that work has mostly finalized at 9 Holly Lane, which has an Order of
92 Conditions for the construction of a single family home. The Agent stated that the Order has
93 expired, but that all major ground work was completed before the permit expired. Groundwork
94 included grading, septic system, retaining wall, and the construction of the house. The Agent
95 stated that outstanding work consists of the driveway, landscaping and the installation of the
96 bounds along the 25 No Disturb Zone. The Agent mentioned that a deck was also added, but
97 was not in the approved plans. She further stated that the posts to the deck were outside of the
98 No Disturb Zone, but that a small corner of the decking is within the No Disturb Zone.

99
100 The Agent asked the Commission how they would like to see this permitted. The Agent
101 suggested an enforcement order as a possible solution. Mr. Crouch stated that the Commission
102 can issue a friendly enforcement order.

103
104 The Commission stated that a Request for Determination of Applicability should be filed for
105 outstanding work.

106
107 **Documents Reviewed by the Conservation Commission on 9/10/2018**

- 108 • Conservation Commission Agenda 09-10-2018
- 109 • Document entitled, *Meeting Minutes Ashland Conservation Commission August 28,*
110 *2018*
- 111 • RDA application submitted by Mr. Kotsiopoulos
- 112 • Plans entitled, *Proposed Site Plan, 50 Megunko Road*, dated August 15, 2018
- 113 • OOC for 95-919, Ashland Solar LLC (Citizen's Energy)
- 114 • Document entitled, *Section 06: Signage, Bounds, and Trail Markers*

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116 **9:20 Adjournment**

117 Ms. Van Lancker made a motion, seconded by Mr. Narayana to adjourn the meeting.
118 Motion passed 6-0-0.