



# Town of Ashland

MASSACHUSETTS

MEETING MINUTES  
ASHLAND CONSERVATION COMMISSION  
September 14, 2020

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

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12  
13 **Meeting held by Zoom**  
14 **Call to order: 7:02 P.M.**

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

17  
18 **7:09 Review 8/10/2020 Meeting Minutes**

19 The Commission reviewed the meeting minutes.

20  
21 Mr. Narayana, made a motion, seconded by Mr. Toledo to table the minutes to the next  
22 meeting. Motion passed 7-0-0 (Roll call vote: CH, KN, GT, CVL, GW, WM, GC)

23  
24 **Mr. Moulton recused himself from the next hearing.**

25  
26 **7:15 NOI, Ashland Town Forest Committee, Cowassock woods, trail and bridge**  
27 **improvement work (continued from 8/24/2020)**

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

30  
31 Mr. Crouch noted that a waiver request was submitted and the NOI was revised. Mr. Crouch  
32 asked why the NOI was revised. Mr. St. Germain stated that after the Commission's site  
33 inspection, he had observed the aging issues with another boardwalk. Mr. St. Germain  
34 explained that there has been a lot of wood rot, and the stringers are in rough shape. Mr. St.  
35 Germain stated that the existing bridge will be elevated and will provide a 24-inch stream  
36 clearance. Mr. St. Germain stated that the replaced footings will be out of the stream flow.

37  
38 Mr. St. Germain asked if the current rocks placed as footings for the current bridge should be  
39 removed, or remain as they are. Mr. Crouch said that it was a good question, but he would be  
40 inclined to remove the rocks. Mr. St. Germain said that the new boardwalk will have an inch  
41 gap between each board. Mr. Crouch said that is quite wide. Mr. St. Germain said that it will  
42 allow for good air passage and will make the bridge better.

43 Mr. Wands asked if it was obvious to differentiate rocks placed by man, versus rocks placed  
44 naturally. Mr. St. Germain said that it is quite obvious to tell these apart. Mr. Wands asked if  
45 they would use nails. Mr. St. Germain said that deck screws will be used.

46  
47 Mr. Hakansson said that this seems like a vast improvement. Mr. Toledo said that on the site  
48 walk, certain flat stones were discussed. Mr. Toledo asked if the footings will replace that.  
49 Mr. St. Germain confirmed that it would.

50  
51 Mr. Crouch said that they have requested a waiver and that the proposed revisions were good.  
52 Mr. Crouch asked the Commission if they had any comments. Mr. Hakansson said that our  
53 requirement for the waiver is that it improves wetland values. Mr. Hakansson said that he  
54 believes that it does achieve this.

55  
56 The Agent stated that there is still no DEP File Number. Mr. Hakansson explained that we  
57 cannot issue anything until the file number is issued. Mr. St. Germain said that he fears losing  
58 the scouts. Mr. Hakansson said to have someone follow-up on that. Mr. Crouch said that he  
59 agreed, and referred Mr. St. Germain to Mr. Jim Freely with DEP.

60  
61 Ms. Van Lancker made a motion, seconded by Mr. Narayana to continue the hearing to  
62 September 28, 2020. Motion passed 6-0-0 (Roll call vote: CH, KN, GT, GW, CVL, GC)

63

64 **Mr. Moulton returned to the meeting.**

65

66 **7:41 NOI/SMP, Magunko Realty Trust, 9 Pennock Road, single family home**  
67 **(continued from 8/10/2020)**

68 Mr. Steve Hickey (Applicant) was present, but had sent a request to continue the hearing  
69 earlier in the day through email.

70

71 Mr. Narayana, made a motion, seconded by Ms. Van Lancker to continue the hearing to  
72 September 28, 2020. Motion passed 7-0-0. (CH, KN, GT, GW, CVL, WM, GC).

73

74 **7:44 SMP, 12 Pond Street Realty Trust, 12 Pond Street, mixed use development**  
75 **(continued from 8/24/2020)**

76 Mr. Richard Salvo (Representative- Engineering Alliance, Inc.) and Mr. Charles Zammuto  
77 (Applicant) were present for the hearing.

78

79 Mr. Salvo reviewed his notes from the last hearing, and spoke to the revisions made to the site  
80 plans and the operations and maintenance plan. Mr. Salvo stated that an isolator row was  
81 added to the stormwater management system, and modifications to the O&M Plan included  
82 how future owners will be notified, and a budget. Mr. Salvo said that soil testing took place  
83 on September 1, 2020, and separation requirements have been met. The Agent stated that the  
84 revisions were given to the peer review consultant for comments, and that comments have not  
85 been submitted as of yet.

86

87 Mr. Salvo said that the site is currently 100% paved, and that the cul-tech system is the belt and  
88 suspenders to mitigate stormwater concerns. Mr. Salvo concluded his comments by stating  
89 that four foot sumps and hoods are now shown on the plans. Mr. Crouch noted that the plans

90 are not meeting the requirement of two feet of separation, but that with sand, the separation is  
91 more so for mounding.

92

93 Mr. Narayana made a motion seconded by Mr. Toledo to close the hearing. Motion passed 7-  
94 0-0. (Roll Call Vote: CH, KN, GT, GW, CVL, WM, GC).

95

96 **7:52 Review Draft SMP, 2020-0612 Pond Street Reality Trust, 12 Pond Street, mixed**  
97 **use development**

98 The Commission reviewed the draft SMP with a file number of 2020-06.

99

100 Mr. Narayana, made a motion, seconded by Mr. Toledo, to issue the SMP as amended. Motion  
101 passed 6-0-1 (Roll call vote: KN, GT, CVL, GW, WM, GC). Mr. Hakansson abstained.

102

103 **8:00 RDA, Miguel Beltran, 11 Fruit Street, after-the-fact permit for a stonewall and**  
104 **pathways**

105 Mr. Miguel Beltran (Applicant/Owner) was present for the hearing.

106

107 The Agent stated that this is an after-the fact permit for the installation of a stonewall, and  
108 pathways. The Agent described the resource areas on site and abutting properties that filed  
109 with the Commission previously.

110

111 Mr. Crouch asked how high is the stonewall. Mr. Beltran said that it is four feet high. Mr.  
112 Hakansson said that the house was built roughly in the 1970s. Mr. Crouch asked how often  
113 does the stream flow? Mr. Beltran said that it only flows when they open the pond. Mr.  
114 Beltran added that sometimes it is completely dry.

115

116 Mr. Mark Dassoni (49 Hawthorne Road) asked if there was a sidewalk there. Ms. Van Lancker  
117 confirmed that there is a sidewalk there. Mr. Dassoni asked if the bridge is transportable. Mr.  
118 Beltran said that it can be transported. Mr. Dassoni asked if a filing is needed for the bridge.  
119 Mr. Crouch said that it is a bridge across an intermittent stream, and that he would not ask Mr.  
120 Beltran to come back with a filing for that.

121

122 Ms. Van Lancker, made a motion, seconded by Mr. Narayana, to issue a Negative #3 DOA.  
123 Motion passed. 7-0-0. (Roll Call Vote: CH, KN, GT, GW, CVL, WM, GC)

124

125 **8:12 Review draft Amended OOC, 95-929, William Rodenhiser, 81 West Union Street,**  
126 **Phase II**

127 The Commission reviewed the draft Amended OOC for 95-929.

128

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

131

132 **8:22 Agent's Announcements**

133 The Agent asked if Mr. Vidhan Mehta was present. Mr. Mehta responded.

134

135 The Agent explained that Mr. Mehta was here as part of the Citizen's Solar OOC (95-919) off  
136 of Memorial Drive (formerly MBTA Access Road). The Agent said that in reviewing the as-

137 built plans with the approved plans, she observed changes that occurred in field. The Agent  
138 stated that Mr. Mehta had forwarded construction plans which showed these changes. The  
139 Agent said that the changes include the removal of a swale, and the widening of the roadway.  
140 Mr. Mehta said that Basin 3A was also eliminated.

141  
142 Mr. Crouch asked why was the swale eliminated. Mr. Mehta explained he can get a letter  
143 from the engineer explaining why the swale was eliminated but Mr. Mehta said that from what  
144 he understands, that this was eliminated was because water does not cross the road, as it was  
145 built up. Mr. Hakansson asked why Basin 3A was eliminated. Mr. Mehta said it was  
146 eliminated if that basin was in place than water would be held up there it could potentially  
147 cause an issue to the footings as the wires run through the concrete castings.

148  
149 Mr., Hakansson said that there is a culvert under Memorial Drive and that there is a proposed  
150 development underway of Lot B [across the street]. Mr. Hakansson asked if eliminating the  
151 basin was a good idea. Mr. Hakansson said that the proposed development will increase  
152 water, and that Applicant were given approval for the plans for a reason.

153  
154 Mr. Mehta said that their engineer knew about that culvert, and that they also built a culvert on  
155 the north side. The Agent asked Mr. Mehta to forward the stormwater calculations to her. Mr.  
156 Mehta said sure.

157  
158 Mr. Mehta said that he is thinking that he will submit the approved plans to the engineer and  
159 ask him to review this, and outline all of the changes. Mr. Mehta said that he would request  
160 that this be added to the next agenda. Mr. Hakansson said that the next agenda is full. The  
161 Agent said that the next meeting is October 5. Mr. Mehta said that is only a week away from  
162 the next meeting, and was not concerned.

163  
164 **8:49 Warren Woods Encroachment**

165 Mr. Wands said that some earth removal took place within Warren Woods off of the Prospect  
166 Street Loop. Mr. Wands also explained that some alterations also took place and the stream  
167 was filled in with the soils that were removed. Mr. Wands said that this took place on Mr.  
168 Foran's property.

169  
170 Mr. Hakansson said that Mr. Foran allows hunters to access Warren Woods from his yard.

171  
172 The Agent said that she sees this as three issues:

- 173 1. Encroachment to Warren Woods
- 174 2. Violation of the Wetlands Protection Act and Wetlands Protection Bylaw
- 175 3. Violation of the Conservation Restriction

176  
177 The Agent said that she is scheduled to do a site walk with Mass Audubon in October, but it  
178 may be best to schedule this sooner.

179  
180 Mr. Wands said that he would like to install a chain link fence. The Commission discussed  
181 sending out letters. Mr. Moulton suggested issuing an EO. Mr. Crouch stated that that the  
182 Commission can go in for trespassing. Mr. Moulton suggested contacting Counsel. Mr.  
183 Moulton said that the State would chime in and suggested contacting the Environmental Police.

184 Mr. Hakansson said that they are already involved, and that Chief Alfano has been notified.  
185 Mr. Wands said that Mr. Foran is taking credit for designing and maintaining the trail. Mr.  
186 Wands said that Mr. Foran had approached Mr. Wands and said this. Mr. Moulton suggested  
187 an eight-foot-high fence.

188  
189 Mr. Hakansson said to get Counsel, and that the letter should mention a fence.  
190

191 **9:07 Member Prerogative**

192 Mr. Toledo asked about going out to delineate Conservation Lands this fall. Mr. Moulton said  
193 that this will be easier to do when the leaves drop. Mr. Hakansson asked the Agent if she ever  
194 heard back from the trustees from this past summer's inspections. The Agent said she had not  
195 and will follow up with them.

196  
197 **9:12 Adjournment**

198 Mr. Narayana, made a motion, seconded by Ms. Van Lancker to adjourn the meeting. Motion  
199 passed 7-0-0. (Roll call vote: CH, KN, CVL, GW, WM, GC)  
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201 **Documents Reviewed by the Conservation Commission on 9/ 14 / 2020**

- 202 • Document entitled, *Conservation Commission Agenda* dated 9/ 14 /2020
- 203 • Document entitled, *Waiver Request: Cowassock Woods Bridge Projects 0 Oregon Road*  
204 *Rear* dated 9/ 9 /2020
- 205 • Plans entitled, *Proposed Mixed-Use Building: 12 Pond Street*, dated 9/ 14 / 2020
- 206 • RDA application, filed by Mr. Michael Beltran
- 207 • Plan entitled, *Mortgage Inspection Plan: 11 Fruit Street*, dated 4/ 8/ 2004
- 208 • Draft Stormwater Management Permit for 12 Pond Street
- 209 • Draft Amended Order of Conditions for 81 West Union Street, Phase II