



Town of Ashland

MASSACHUSETTS

MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
September 24, 2018

- 1
- 2 Present: Jeff Lingham
- 3 K. G. Narayana
- 4 Cathy Van Lancker
- 5 Greg Wands
- 6
- 7 Maeghan Dos Anjos (Agent)
- 8
- 9 Absent: Gene Crouch (Chair)
- 10 William Moulton (Vice Chair)
- 11 Carl Hakansson
- 12

Call to order: 7:05 P.M.

7:05 Review of the September 10, 2018, Meeting Minutes

16 Mr. Narayana made a motion, seconded by Ms. Van Lancker to accept the September 10,
17 2018, Meeting Minutes as amended. Motion passed 4-0-0.

7:09 2019 Meeting Dates Calendar

20 The Agent stated that there is a 2019 calendar to determine the meeting dates for 2019. The
21 Agent stated that this should be continued until a full board is present, and recommended that
22 the four present members look at their calendar, as this will be revisited at the next Conservation
23 Commission Meeting.

7:10 Policies and Procedures

26 The Agent stated that Mr. Moulton had previously suggested creating policies and procedures
27 for certain situations that arise. The Agent specifically mentioned tree removal, but stated that
28 there are other instances that should have their own policies and procedures. The Agent
29 recommended to the Commission to start thinking of such instances to allow policies and
30 procedures to be drafted.

7:11 Request for COC, 95-847, Richmond Development, 6 Tydeman Road, single family home

34 The Agent stated that the work was done in compliance with the Order of Conditions and with
35 the approved plans.

37 Mr. Narayana made a motion, seconded by Ms. Van Lancker, to issue a Complete COC for 95-
38 847, for 6 Tydeman Road. Motion passed 4:0:0.

42 **7:16 Amended OOC 95-849, Town of Ashland Riverwalk Project, properties off of**
43 **Sudbury Road, Pine Hill Road and Ponderosa Road, and 24 Sudbury Road**

44 Ms. Jennifer Ball (Assistant Town Manager), Ms. Tiffany Card (Representative- Green
45 International Affiliates, LLC), and Ms. Danielle Spicer (Representative- Green International
46 Affiliates, LLC.), were present for the hearing.
47

48 Ms. Ball stated that there are two amendments that are proposed within this hearing. Ms. Ball
49 explained that when the permit was first issued, the plans showed the trail going onto 24
50 Sudbury Road, but the Notice of Intent did not include that property. The first amendment
51 deals with adding 24 Sudbury Road. Ms. Ball stated that Green International will explain the
52 second amendment.
53

54 Ms. Card stated that part of the amended deals with the method of installation for the large
55 span bridge located at Mill Pond Park. Ms. Spicer explained that it would be brought in and
56 placed on temporary supports that would be in place for two to four weeks. The footings will
57 not require dredging, excavation or removal of water.
58

59 The Commission asked about the material of the pilings for the bridge. Ms. Spicer explained
60 that it would likely be steel. The Commission asked about the span of the bridge. Ms. Spicer
61 stated that it would be about 170 feet in length.
62

63 Mr. Ray Trainor (84 Sudbury Road) stated that he works in construction and asked if the EPA
64 has been notified of the work. Ms. Ball stated that EPA has been informed of the work, and
65 that they have issued initial comments. Green International stated that they cannot remove any
66 contaminated soil from the water. Mr. Trainor asked about the purpose of the footings. Ms.
67 Spicer stated that the footings decreased the overall cost of the project.
68

69 Mr. Lingham stated that EPA comments should be obtained. Mr. Lingham said he did not
70 have a concern of the temporary footings, and recommended that silt curtain be added as a
71 condition of the Amended Order of Conditions.
72

73 Mr. Trainor asked about who will monitor the project. Ms. Ball stated that the Conservation
74 Agent will do inspections.
75

76 Ms. Vicky Johnson (43 Sudbury Road) stated that she had some comments, but she will take it
77 out of the meeting and speak to Green International Affiliates separately.
78

79 Mr. Narayana made a motion, seconded by Ms. Van Lancker, to close the hearing. Motion
80 passed 4:0:0.
81

82 **7:39 Request for COC, 95-848, Richmond Development, Tydeman Road, subdivision**

83 Mr. Steve Hickey (Applicant- Richmond Development) was present for the meeting. The
84 Agent stated that there is a condition in the Order of Conditions prohibiting the issuance of any
85 Certificate of Compliance if the open space land is not given to the Conservation Commission,
86 it shall be put in a Conservation Restriction.
87

88 Mr. Hickey stated that he is going to Fall Town Meeting for the acceptance of the subdivision
89 and land, and that the Town would likely require that this be closed prior to the acceptance of
90 the subdivision and open space.

91
92 Ms. Van Lancker made a motion, seconded by Mr. Narayana, to issue a Complete COC for 95-
93 848, for the Tydeman Road subdivision. Motion passed 4:0:0.

94
95 **7:49 Request for Extension OOC, 95-873, David Caligaris (Pickwick Development**
96 **Corp), 466 Chestnut Street, Development of a 55 and over community**

97 The Agent stated that Request for an Extension Order of Conditions was submitted by VHB to
98 extend the permit for three more years.

99
100 Ms. Van Lancker made a motion, seconded by Mr. Wands, to issue the Extension to 95-873
101 Order of Conditions. Motion passed 4:0:0.

102
103 **7:57 Emergency Certification for 116 Pleasant Street, condemned garage**
104 The Agent stated that an Emergency Certification was issued for 116 Pleasant Street for a garage
105 that was condemned due to a fire. The Agent stated that the building will be razed, but the
106 foundation will remain in place.

107
108 Ms. Van Lancker made a motion, seconded by Mr. Narayana to ratify the Emergency
109 Certification. Motion passed 4:0:0.

110
111 **7:58 Member Prerogative**

112 Ms. Van Lancker stated that CPC was at the Farmer's Market.

113
114 The Commission stated that a stormwater enterprise fund is proposed, and that the Commission
115 should invite the Stormwater Advisory Committee to provide an update to the Commission.

116
117 **8:20 Amended OOC, 95-849, Riverwalk, Review Draft Order of Conditions**

118 The Commission reviewed and commented on a draft Amended Order of Conditions for
119 Riverwalk.

120
121 Ms. Van Lancker made a motion, seconded by Mr. Narayana to issue the Amended Order of
122 Conditions as revised. Motion passed 4:0:0.

123
124 **Sign Documents**

125 COC 95-847, Richmond Development, 6 Tydeman Road, single family home

126 COC 95-848, Richmond Development, Tydeman Road Subdivision

127 OOC 95-849, Amended OOC, Town of Ashland, Riverwalk Project, properties off of
128 Sudbury Road, Pine Hill Road, and Ponderosa Road, and 24 Sudbury Road

129 OOC 95-873, Extension, David Caligaris (Pickwick Development Corp), 466 Chestnut
130 Street, development of a 55 and over community

131
132 **Documents Reviewed by the Conservation Commission on 9/24/2018**

- 133
- Conservation Commission Agenda 09-24-2018

- 134 • Document entitled, *Meeting Minutes Ashland Conservation Commission September 10,*
135 *2018*
- 136 • Document entitled, *Conservation Commission Meeting Schedule- 2019*
- 137 • Letter dated, September 14, 2018 from the Office of the Board of Selectmen (for
138 Amended OOC for 95-849 Riverwalk)
- 139 • Amended Notice of Intent page 1, 2 and 9.
- 140 • Plans entitled, *NOI Amendment Hearing*, no date
- 141 • Document entitled, *WPA Form 8A: Request for Certificate of Compliance*, for 95-847
- 142 • Document entitled, *WPA Form 8A: Request for Certificate of Compliance*, for 95-848
- 143 • Plans entitled, *As-Built Plan "Tydeman Road Extension"*, dated September 13, 2018
- 144 • Document entitled, *WPA Form 7- Extension Permit for Orders of Conditions*, with a
145 DEP File Number of 95-873 for Pickwick Development Corporation
- 146 • Document entitled, *WPA Form 5- Order of Conditions* for 95-873, with a DEP File
147 Number 95-873, for Pickwick Development Corporation
- 148 • Letter entitled, *The Lanterns at Warren Woods: 466 Chestnut Street* with a date of
149 September 6, 2018
- 150 • Document entitled, *WPA Emergency Certification*, for 116 Pleasant Street
- 151 • Amended OOC for 95-849, Town of Ashland, Riverwalk
- 152 • Document entitled, *Section 06: Signage, Bounds, and Trail Markers*

153

154 **8:39 Adjournment**

155 Mr. Wands made a motion, seconded by Mr. Narayana to adjourn the meeting.

156 Motion passed 4-0-0.