



Town of Ashland

MASSACHUSETTS

MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
October 15, 2018

1
2 Present: Gene Crouch (Chair)
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: 7:14 P.M.**

14
15 **7:14 2019 Meeting Dates Calendar**

16 The Commission reviewed the *Conservation Commission Meeting Schedule- 2019*. The dates
17 were edited, and the final calendar was approved.

18
19 **7:15 RDA, Town of Ashland- Department of Public Works, sewer line in Concord**
20 **Street, near house number 65**

21 Daniel Maurer (Applicant- DPW), was present for the meeting. Mr. Maurer explained that a
22 new sewer line will be installed within the street and a manhole will also be installed. In
23 addition, the sewer line will then extend from the manhole, to the bridge over the canal along
24 Concord Street. The line on the bridge will be attached on the side of the bridge.

25
26 Mr. Crouch asked about the depth. Mr. Maurer stated that it was shallow with a depth of four
27 feet.

28
29 Mr. Lingham stated that the plans do not show erosion controls. Mr. Crouch stated that erosion
30 controls need to be installed on the bank of the canal, and that this should be conditioned in the
31 permit.

32
33 Mr. Lingham made a motion, seconded by Ms. Van Lancker, to close the meeting. Motion
34 passed 6:0:0.

35
36 Mr. Lingham made a motion, seconded by Mr. Narayana to issue a Negative #2 DOA. Motion
37 passed 6-0-0

38
39 **7:26 RDA, Frank Lopes, 9 Holly Lane, landscaping, driveway, wetland bounds**

40 Mr. Frank Lopes (Applicant/Owner) was present for the meeting. The Agent explained that
41 the OOC that was issued had expired before he started the work on the landscaping, driveway
42 and wetland markers. The Agent also explained that the grading, the septic system, utilities

43 and single family home were completed prior to expiration. The Agent also stated that a deck
44 was installed and was not approved within the OOC. The deck footings were outside of the 25
45 foot No Disturb Zone, but a small portion of the deck overhangs above the footings.

46
47 The Commission looked at photos and the plans that were submitted along with the plans.

48
49 Mr. Lingham made a motion, seconded by Ms. Van Lancker, to close the meeting. Motion
50 passed 6-0-0.

51
52 Mr. Lingham made a motion, seconded by Ms. Van Lancker, to issue a Negative #3 DOA.
53 Motion passed 6-0-0.

54
55 **7:50 SMP 2018-01, Carlos Hanzi, 128 Main Street, mixed use building**

56 Mr. Carlos Hanzi (Applicant), Desheng Wang (Consultant- Creative Land and Water LLC.)
57 and Brian Moran (Consultant- LSP with Stantec) were present for the hearing.

58
59 Mr. Wang submitted revised plans, and documents. Mr. Crouch asked about the mounding,
60 acknowledged that a groundwater mounding study was done based on the report that Mr. Wang
61 submitted. Mr. Moran stated that a health and safety plan will be developed for construction.
62 All soil will be backfilled. Soil gas screening will be conducted, and Mr. Moran will be on
63 site.

64
65 Mr. Lingham asked if there are living spaces below grade. Mr. Moran responded “No.” Mr.
66 Moran stated that the passive vapor system is designed with a pipe similar to that of radon
67 mitigation systems. Mr. Moran stated that the passive vapor system is designed so that it can
68 be converted to an active system if needed. Mr. Wang stated that no dewatering is anticipated
69 for the project.

70
71 Mr. Crouch stated that he is concerned about the impact to plume with respect to the
72 stormwater flow or volume into the ground. Mr. Crouch emphasized the comment of
73 groundwater mounding from EPA from an e-mail in August 2018.

74
75 Mr. Wang stated that a groundwater mounding analysis was performed, and that at the 100
76 year storm event, groundwater mounding will be 0.8 feet above existing groundwater table.
77 Mr. Crouch asked about the difference with the 100 year storm. Mr. Wang explained page four
78 of the report which shows the groundwater flow on site.

79
80 Mr. Lingham asked about EPA’s comments from August 27, 2018. The Commission further
81 emphasized this and asked if the comments had been addressed. Mr. Wang directed the
82 Commission to page 2 of his narrative.

83
84 Mr. Hakansson recommended a peer review with respect to EPA’s comments and recharge
85 calculations, groundwater mounding, and overall site analysis. The Commission agreed.

86
87 Mr. Lingham made a motion, seconded by Mr. Narayana, to continue the hearing to November
88 19, 2018. Motion passed 5:0:1. Carl Hakansson abstained.

89

90 **9:30 Request for COC, 95-852, Chelcie Development, Whittemore Drive**
91 **Request for COC, 2014-01, Chelcie Development, 34 Whittemore Drive,**
92 **Request for COC, 2014-02, Chelcie Development for, 32 Whittemore Drive**
93

94 Mrs. Vivian Williams (Owner of 34 Whittemore Drive) was present for the meeting. The
95 Agent stated that requests came in to close out 2014-01, and to remove lot 34 Whittemore
96 Drive from the OOCs that were issued, which have file numbers of 2014-02, and 95-852.
97

98 The Commissions stated that local OOCs that were issued (2014-01 and 2014-02), because of a
99 vernal pool on Whittemore Drive.

100
101 The Agent stated that partials can be issued to 2014-02, which was issued for 32 Whittemore
102 Drive. A partial COC can be issued for 95-852 as well. The Agent said that a Complete COC
103 can be issued for 2014-01 as it was issued for the construction of the home at 34 Whittemore
104 Drive, and work is completed. The Agent stated that she will also work with the Homeowner's
105 Association, and the owner to help them better understand the Operations and Maintenance
106 Plan that was submitted for the stormwater management systems on Whittemore Drive.
107

108 Ms. Van Lancker made a motion, seconded by Mr. Wands, to issue the Partial COC for 95-
109 852, for Lot 34 Whittemore Drive. Motion passed 6-0-0.
110

111 Ms. Van Lancker made a motion, seconded by Mr. Narayana, to issue the Partial COC for
112 2014-02, for Lot 34 Whittemore Drive. Motion passed 6-0-0.
113

114 Ms. Van Lancker made a motion, seconded by Mr. Narayana, to issue a Complete COC for
115 2014-01, for 34 Whittemore Drive. Motion passed 6-0-0
116

117 **9:40 Notice of Completion, 2017-02, Marlies Plaggenborg, 30 Riverview Drive, single**
118 **family home**

119 The Agent stated that the Stormwater Management Permit was issued to Marlies Plaggenborg
120 for the construction of a single family home. The Agent stated that work never started, and
121 recommended that an Invalid Certificate of Completion be issued.
122

123 Mr. Narayana made a motion, seconded by Ms. Van Lancker, to issue the Invalid Certificate of
124 Completion. Motion passed 5-0-1. Mr. Lingham abstained.
125

126 **9:47 Review of the September 24, 2018, Meeting Minutes**

127 Ms. Van Lancker made a motion, seconded by Mr. Lingham to accept the September 24, 2018,
128 Meeting Minutes as amended. Motion passed 6-0-0.
129

130 **9:48 Review of the August 27, 2018, Executive Meeting Minutes**

131 Mr. Narayana made a motion, seconded by Ms. Van Lancker to accept the August 27, 2018,
132 Executive Session Meeting Minutes as amended. Motion passed 6-0-0.
133

134 **9:48 Review of the September 26, 2018, Executive Meeting Minutes**

135 Mr. Narayana made a motion, seconded by Ms. Van Lancker to accept the September 26,
136 2018, Executive Session Meeting Minutes as amended. Motion passed 6-0-0.

137

138 **9:57 Conservation Land Inventory—Section 07: Trail Maintenance**

139 The Agent explained that the volunteer (Stephanie Danish) and the Agent have been working
140 on the layout, and the aesthetics of the document. The Agent stated that the way that this
141 section looks, will be incorporated into all sections: adding blue borders to pictures with
142 captions and figure numbers, keeping charts with alternating light blue and dark blue rows and
143 columns, and creating special pages for the cover of each section so it stands out in the
144 document.

145

146 **9:59 Member Preogative**

147 Ms. Van Lancker spoke about CPC and an upcoming meeting regarding the Corner Spot (6
148 Cherry Street).

149

150 Mr. Hakansson spoke about funding to purchase the Kramer building (91 Main Street), and for
151 other properties along Main Street.

152

153 Mr. Hakansson spoke about a meeting scheduled for this Thursday, which will be led by the
154 Board of Selectmen. The meeting is to receive public comments on properties that are currently
155 owned by the Town of Ashland, and what to do with them.

156

157 **Sign Documents**

158 DOA Town of Ashland - DPW, Concord Street, sewer line

159 DOA Frank Lopes, 9 Holly Lane, landscaping, bounds, and driveway

160 COC Partial, 95-852, Chelcie Development, Whittemore Drive

161 COC Complete, 2014-01, Chelcie Development, 34 Whittemore Drive

162 COC Partial, 2014-02, Chelcie Development, 36 Whittemore Drive

163

164 **Documents Reviewed by the Conservation Commission on 10/15/2018**

- 165
- 166 • Conservation Commission Agenda 10-15-2018
 - 167 • Document entitled, *Conservation Commission Meeting Schedule- 2019*
 - 168 • Document entitled, *Meeting Minutes Ashland Conservation Commission September 24,*
169 *2018*
 - 170 • Document entitled, *Executive Session Meeting Minutes Ashland Conservation*
171 *Commission September 26, 2018*
 - 172 • Document entitled, *Executive Session Meeting Minutes Ashland Conservation*
173 *Commission August 27, 2018*
 - 174 • RDA Application for Town of Ashland, Concord Street, sewer line
 - 175 • Site plans entitled, *65 Concord Street, Sewer Service Connection*, for Town of Ashland
176 RDA, dated August 2018
 - 177 • RDA Application for Frank Lopes, 9 Holly Lane
 - 178 • Photos of 9 Holly Lane (no date, but approximately Summer 2018)
 - 179 • Letter from Creative Land and Water Engineering, LLC. from Desheng Wang, dated
180 October 4, 2018, for SMP, Carlos Hanzi, 128 Main Street
 - 181 • Document entitled, *Flood Impact Analysis and Stormwater Management: 128 Main*
182 *Street, Ashland, MA*, dated October 15, 2018
 - Document entitled, *Section 07: Trail Maintenance*

183 • Sign documents as listed above

184

185 **10:16 Adjournment**

186 Mr. Wands made a motion, seconded by Mr. Lingham to adjourn the meeting.

187 Motion passed 6-0-0.