



# Town of Ashland

MASSACHUSETTS

MINUTES OF MEETING  
ASHLAND CONSERVATION COMMISSION  
January 11, 2016

1  
2 Present: Carl Hakansson  
3 Jeffrey Lingham  
4 Bill Moulton (Vice Chair)  
5 K.G. Narayana  
6 Cathy Van Lancker  
7 Paul Wiencek  
8 Absent: Gene Crouch (Chair)

9  
10 Guests: Barry Queen, for 6 Yale St.  
11 David Eastridge, Thorndike for Rail Transit  
12 Lloyd Geisinger, Thorndike for Rail Transit  
13 David Mackwell, Kelly Engineering for Rail Transit  
14 Paul McManus, EcoTec for Rail Transit  
15 Vito Colonna, Connorstone for Whittemore  
16 Dixon Wood, Chelcie Development for Whittemore  
17 Jeff Troutman, 50 Whittemore Dr.  
18 Stacy Ayn Lyons, 49 Whittemore Dr.  
19 Andy Zodikoff, 49 Whittemore Dr.  
20 Paul Ivory, 70 Whittemore Dr.  
21 Colin Dennis, 65 Indian Brook St.  
22 Lisa Slowman, 56 Whittemore Dr.  
23 Geoff Slowman, 56 Whittemore Dr.  
24 Paul Kendall, 25 Olive St.  
25 Joe Magnani, Jr.,

26  
27 Call to order: 7:10 PM

28  
29 **1. Agent Interviews**

30 Commission discussed the upcoming interviews for the new conservation agent.

31  
32 **2. 133 West Union, NOI DEP# 95-855**

33 Continued hearing for a development by Capital Group Properties at 133 West Union. The  
34 applicant has requested the public hearing be continued to March 14<sup>th</sup>.

35  
36 Ms. Van Lancker made a motion, seconded by K.G. Narayana, to continue the public hearing to  
37 the March 14<sup>th</sup> at 7:15 pm. Motion passed 6-0-0.

38  
39 **3. Ashland Transit Apartments NOI, DEP# 95-878**

40 Continued public hearing for a multi-unit apartment development proposed by Campanelli  
41 Acquisitions II. Mr. Geisinger discussed the current situation and their meeting with the planning  
42 board. They are in agreement with PSC comments and will submit revised set of plans. They are

43 trying to meet Mass Works Grant March 1<sup>st</sup> deadline and with a February 15<sup>th</sup> closing with the  
44 seller.

45  
46 Revisions to the lot allowed the emergency access road at the top of the hill to be moved back from  
47 the intermittent stream. A dog park is proposed. At the Fire Departments request, the entrance at  
48 the MBTA road will be divided.

49  
50 Mr. Hakansson questioned the issue of the looped water line coming from the High Street where  
51 the emergency access road is located. If the emergency access utilizes the MBTA access off High  
52 Street, the looped water line will still be located in the same location. The applicant will be  
53 required by the planning board permit to pursue utilizing the MBTA access road off High Street as  
54 the emergency access. The town will be facilitating contact with the MBTA.

55  
56 The emergency access road will have 1 catch basin that goes to a stormwater quality device at the  
57 High Street entrance which flow into the High street stormwater pipe.

58  
59 Mr. Hakansson discussed the culvert in the center of the town and the potential affect of the  
60 stormwater runoff on it. He provided the commission with an overview and history of the culvert.

61  
62 Mr. Geisinger commented on the runoff issue versus the rate and volume and that Kelly  
63 Engineering and PSC was working through the issue.

64  
65 There was a discussion of PSC review and comments including runoff rate, volume, test pit log, O  
66 & M plan, and SWPPP (which is to be conditioned).

67  
68 Mr. Kendall commented about the drainage from Lot 1 & Lot 2 and taking a holistic approach.

69  
70 Mr. Geisinger commented on the difference between the JPI proposal and their plans. Also, he  
71 indicated their desire to close the hearing and issue Order of Conditions on January 25<sup>th</sup>.

72  
73 Mr. Hakansson made a motion, seconded by Ms. Van Lancker, to continue the public hearing to  
74 the March 14<sup>th</sup> at 7:15 pm. Motion passed 6-0-0.

75  
76 **4. Whittemore Drive, Chelcie Development, DEP# 95-883**

77 Public Hearing to consider a Notice of Intent and application for Stormwater Management  
78 Permit filed by Steve Ross, Chelcie Development LLC, for the construction of a seven-lot  
79 subdivision on a 20.69 acre parcel of land, including a 690 foot road and associated site  
80 work and utilities, portions of which are within the 100-foot buffer to bordering vegetated  
81 wetlands. The project is located on Whittemore Drive. DEP# 95-883

82  
83 Mr. Colonna discussed the history of the project with the 6 ANR lots on Whittemore and the  
84 NOI being presented for the wooded back parcel. The development will b \e a seven lot  
85 subdivision that will provide open space along the perimeter and the west portion of the site  
86 connecting to Town land. Inividual lots will be served by on-site septic, individual wells and  
87 underground utilities. A water line on Whittimore will be extended to provide service for a fire  
88 hydrant. Stormwater system is typical catch basin and manhole system. A road side swale will  
89 collect water coming off the upper hill. The stormwater system will drain down to infiltration

90 basins. The system incorporates drainage off all of the site including the ANR lots. Limit of  
91 clearing is 7.5 acres with multiple layers of erosion controls. The infiltration basin will be as  
92 used at temporary sediment control basin. GCG will be conducting the peer review.

93  
94 Ms. Van Lancker questioned erosion controls being used which Mr. Colonna indicated mulch  
95 erosion socks were to be used. Ms. Van Lancker indicated that bounds will be required on lots  
96 with the 25' No Disturb Zone (NDZ).

97  
98 Paul Ivory had concerns about the increase of water with the removal of trees and effects  
99 downstream with the beaver problem and the work done by Central Mass Mosquito Control.

100  
101 The commission commented on the regulations regarding runoff rate and volume. The soil type  
102 and depth to bedrock was discussed.

103  
104 Mr. Magnani had concerns about well water contamination from the old landfill. It is more of a  
105 BOH issue but Mr. Lingham believes that it would probably not be in issue due to  
106 watershed/geologic features. Mr. Magnani questioned width of the buffer zone to wetlands.  
107 Mr. Moulton responded that commission has a 25' NDZ and jurisdiction to 100'.

108  
109 Mr. Slowman had a questions and comments regarding septic systems and the proximity to  
110 the flood zone A, the open space, tree cutting and protection of the pond. He also commented  
111 on the construction debris and sediment on Whittemore,

112  
113 Mr. Hakansson questioned if Selby had been out inspecting project at the site prior to leaving.  
114 Mr. Wood responded that Selby had been out a couple of times in December. He stated that the  
115 road is swept every night but the sweeper was not in today. The road will be swept tomorrow  
116 morning. Mr. Moulton commented that hopefully by the time construction starts, a new agent  
117 will be hired and monitoring activities.

118  
119 There was a discussion of the ANRAD, wetland flags, septic systems and filings for individual  
120 lots.

121  
122 Mr. Troutman had a concern not only about volume runoff but also type of runoff including  
123 fertilizers, insecticides and septic. Commission responded that it can condition certain  
124 restrictions within jurisdiction. It also discussed the benefit of Title V function septic systems;  
125 limit of WPA jurisdiction; the value of saving trees and that the applicant will not be clearing  
126 the whole lot. There was also a discussion of the high water level, BVW, ORAD, intermittent  
127 stream and temporary stormwater sediment basin.

128  
129 Mr. Narayana made a motion, seconded by Mr. Lingham to continue the public hearing to  
130 February 22, 2016 at 7:15 pm. Motion passed 6-0-0.

131  
132 Discussed COC for Lot 5/Parcel A. It will be addressed at the next meeting.

133  
134 **5. 6 Yale Street, DEP # 95-876**

135

136 Discussed the special conditions for the OOC and amended the draft order. Mr. Lingham made a  
137 motion, seconded by Ms. Van Lancker, to issue an Order of Conditions for 95-876. Motion passed  
138 6-0-0.

139

140 **6. 6 Yale Street Enforcement Order**

141 Mr. Lingham discussed his site inspection. The enforcement order fines were discussed. Mr.  
142 Narayana made a motion, seconded by Ms. Van Lancker, to suspend accumulations of the  
143 enforcement order fines as of December 31, 2015. Motion passed 6-0-0.

144

145 There was a discussion of OOC paperwork and appeal period timetable with Mr. Queen.

146

147 Ms. Van Lancker discussed the CPC meeting and reported the dissolution of the Affordable  
148 Housing Committee and how it affects the CPC. Also, that the state will be providing a 33%  
149 match in CPC funds.

150

151 Mr. Lingham made a motion, seconded by Ms. Van Lancker, to adjourn the meeting at 9:15 pm.  
152 Motion passed 6-0-0.