



# Town of Ashland

M A S S A C H U S E T T S

Conservation Commission

Minutes

2/22/2016 7:00 PM

Present: Carl Hakansson

Jeffrey Lingham

Bill Moulton (Vice Chair)

K.G. Narayana

Cathy Van Lancker

Paul Wiencek

Gene Crouch (Chair)

Guests: Sarah Mayer, 19 Williams Rd.

Maeghan Walters, 14 Joanne Dr.

Paul McManus, Ecotec (95-0878)

Robert Truax, GLM Engineering (95-0884)

Franny Venuto, LF LLC (95-0866)

David Mackwell, Kelly Engineering (95-0878)

Patricia Hutton, 31 Orchard Rd.

Michael Donovan, 25 Hardwick Rd.

Gregg Tumeinski, 33 Hardwick Rd.

Steve Hickey, Richmond Development Corporation (95-0884)

Thom Powers, Ashland Rail Transit LLC (95-0878)

Sandy & Ron Estkovitz, 57 Hardwick Rd.

Rob Bukowski, Amec Foster Wheeler

Mike Zimmer, Ameresco

Peter Lavoie, Guerriere and Halnon (95-0866)

Mark Dassoni, 49 Hawthorne Rd.

Tom Houston, PSC (95-0878)

Lloyd Geisinger, Thorndike Development (95-0878)

Call to order: 7:06 PM

1. Minutes of January 11, 2016

Ms. Van Lancker made a motion, seconded by Mr. Narayana, to approve the minutes as amended. Motion passed 6-0-0.

2. Minutes of January 25, 2016



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## MASSACHUSETTS

Mr. Lingham made a motion, seconded by Mr. Narayana, to approve the minutes as amended. Motion passed 6-0-0.

Mr. Crouch arrived at 7:15 pm.

Mr. Narayana made a motion, seconded by Ms. Van Lancker to move Agenda Item No. 3 to Agenda Item No. 1. Motion passed 7-0-0.

### 3. 83 Nickerson Road Amended Order, DEP# 95-0866

Public hearing to consider a Request for an Amended Order of Conditions (95-0866) by Francis Venuto, L.F. LLC, to construct underground basins in place of the approved open basins. The project will include associated grading within the 100-foot buffer zone to bordering vegetated wetlands. The project is located on 83 Nickerson Road.

Peter Lavoie requested change in the order of conditions to substitute the open basin to underground infiltration basins. They are also requesting to tie into the town sewer in the rear of the property. Putting the basins underground allows them pave the areas creating fire department access and snow storage. All contamination on the site is contained to the building and not an issue for the basins. The basins will have isolator rows and inspection ports. The activities will be sequenced with the sewer tie first.

There was a question of stormwater pretreatment prior to entering the basins. A three-chamber oil/water separator trap was suggested to be placed into the line before the infiltration basins. A drainage report, updated plans and Operations and Maintenance Plan will need to be provided.

Mr. Lingham made a motion, seconded by Mr. Narayana, to continue the hearing to March 14, 2016 at 7:15 pm. Motion passed 7-0-0.

### 4. Hillside Estates NOI, DEP# 95-0884

Public hearing to consider a Notice of Intent and an application for Stormwater Management Permit filed by Steve Hickey, Richmond Development Corp., for the construction of a 15-lot subdivision on a 17.98 acre parcel of land, including roadways, utilities and associated site work, portions of which are within the 100-foot buffer zone to bordering vegetated wetlands. The project is located at 22 High Street Extension. DEP# 95-884.

Mr. Truax, GLM Engineering, provided an overview of the Hillside Estates 15-lot subdivision of 22 High Street extension. The NOI is for the roadway and stormwater system only. Houses will have separate NOI's. The 25 foot NDZ will be maintained. Joyce Hastings flagged the wetland line last fall. The stormwater will be captured in deep sump catch basins in the road and transported to a basin at the end of the cul-de-sac. The last manhole is not a deep sump but it could be changed. The basin will be a 1 – 1.5 foot cut into the slope with a basically a berm on



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the downhill side. There will be an additional soil testing in the basin.

Mr. Crouch commented that if the basin could go deeper, it could be constructed wetland. Mr. Truax indicated that he will explore a constructed wetland.

Mr. Houston from PSC will be conducting the peer review.

Mr. Estkovitz, was told the land would not be developed and has concerns about high groundwater. Mr. Donovan asked how the basin will work and the affect of the road on the wetlands. Mr. Tumeinski was concerned about the growth of wetlands behind his house.

Site walk was scheduled for February 27, 2016 at 10:15 am meeting at the end of High Street extension.

Mr. Narayana made a motion, seconded by Ms. Van Lancker, to continue the hearing to March 28, 2016 at 7:15 pm. Motion passed 7-0-0.

### 5. Howe Street Solar Array SMP# 2016-01

Public hearing to consider an application for Stormwater Management Permit filed by Ashland Howe Street Solar LLC, for the construction and installation of a 907 kW solar array on a 3.1 acre portion of the 9.2 acre Town of Ashland landfill including gravel base, utilities, access roads, plantings, fencing and associated site work. The project is located 102 Howe Street.

Mr. Zimmer, Amerisco, provided a overview of the solar array project. Mr. Buckoski, Amec Foster Wheeler, explained the details on the ballast block placement, erosion controls and construction entrances. There will be a landscaped 6-foot berm along Howe Street. There is no proposed BMP's for stormwater because although there is increase in impervious but there is limited runoff with the existing system able to handle the runoff. The panels will 2 to 8 feet of the ground. Grass will be between the rows and mowed twice per year. Grass will not be shaded.

Mr. Couch questioned runoff from panels' drip edge. Mr. Buckoski stated that no erosion has been observed on established vegetation form other projects. Permitting timetable was discussed and desire to have orders issued soon. A special meeting will be conducted next week to close the hearing and issue the order of conditions.

Mr. Narayana made a motion, seconded by Mr. Lingham, to continue the hearing to February 29, 2016 at 7:15 pm. Motion passed 6-0-0. (Mr. Hakansson absent)

### 6. Whittemore Drive, Chelcie Development, DEP# 95-883

Continued public hearing to consider a Notice of Intent and application for Stormwater Management Permit filed by Steve Ross, Chelcie Development LLC, for the construction of a seven-lot subdivision on a 20.69 acre parcel of land, including a 690 foot road and associated site



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work and utilities, portions of which are within the 100-foot buffer to bordering vegetated wetlands. The project is located on Whittemore Drive. DEP# 95-883.

Ms. Van Lancker made a motion, seconded by Mr. Lingham, to continue the hearing to March 14, 2016 at 7:15 pm. Motion passed 7-0-0.

### 7. Ashland Transit Apartments NOI, DEP# 95-878

Continued public hearing to consider a Notice of Intent and application for Stormwater management Permit filed by Daniel DeMarco, Campanelli Acquisitions II, for the construction of a multi-unit apartment building complies with associated parking, clubhouse, landscaping, stormwater management and other utilities, and an emergency access road to High Street, portions of which are within the 100-foot buffer zone for bordering vegetated wetlands. The project is located on the MBTA access road. DEP# 95-878.

Mr. Geisinger provided the overview of the project to date including, DOT control of MBTA Access road, EIR status, Mass Works grant and contribution money to the town.

There was an extensive discussion regarding stormwater, site volume runoff issues and the culvert in the town center. Mr. Houston provided a review of his comments.

Mr. Geisinger stated they had discussions with the MBTA regarding the access road. MBTA indicated that they are amenable to Thorndike Development upgrading and utilizing MBTA access road.

Mr. Narayana made a motion, seconded by Ms. Van Lancker, to continue the hearing to February 29, 2016 at 7:15 pm. Motion passed 7-0-0.

The DEP's appeal of 95-0863 was discussed.

Discussed Request for Certificate of Compliance for 226 Olive Street (95-0863). Mr. Couch and Mr. Lingham conducted a site visit. At least 3 of the bounds were less than 25-foot from the wetland flags. A letter is to be sent indicating a CoC will not be issued because the bounds and fence were within the 25' NDZ.

Ms. Van Lancker made a motion, seconded by Mr. Narayana, to issue a partial Certificate of Compliance for 10 Meeting House Path (95-0791). Motion passed 7-0-0.

Ms. Van Lancker made a motion, seconded by Mr. Narayana, to reissue a Certificate of Compliance for 15 Lakeside Drive (95-0193). Motion passed 7-0-0.

Commission discussed various requests to remove dead or dying trees. Mr. Moulton stated he



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met with the owners of 114 Heritage and 75 Pennock and gave them verbal permission to take down dying or dead trees near wetlands. Also, Mr. Moulton sent an email to Sean Fahey, 28 Wesson Road, to take down a disease tree but not the healthy pine. Mr. Couch indicated he also has an uprooted hazard tree in a wetland that needs to be taken down. Commission gave Mr. Couch permission to remove the tree.

Mr. Narayana made a motion, seconded by Ms. Van Lancker, to adjourn the meeting at 10:55 pm. Motion passed 7-0-0.