



Town of Ashland

MASSACHUSETTS

MINUTES OF MEETING
ASHLAND CONSERVATION COMMISSION
April 11, 2016

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

8
9 Absent: Paul Wiencek

10
11 Maeghan Walters (Agent)

12 **Call to order: 7:15 P.M.**

13
14 **7:15 RDA, DPW Eliot St, Spyglass Hill RD, Thomas Rd, Roadway Improvements**
15 Public hearing to consider a Request for Determination of Applicability for proposed roadway
16 work improvements for Eliot Street, Spyglass Hill Road, and Thomas Road. KG abstained
17 prior to the start of the hearing.

18
19 Rajitha Purimetla (Ashland Department of Public Works) was present for the hearing. Ms.
20 Purimetla stated that roadway improvements will consist of milling and overlaying from the
21 intersection of Pond Street and Spyglass Hill Road to Trailside Way. Ms. Purimetla stated that
22 the length of roadway from Trailside Way to Jennings Road will be overlaid.

23
24 Ms. Purimetla also said that Pond Street and Eliot Street to Cedar Street and Thomas Road will
25 be mill and overlay projects.

26
27 The Agent stated that jurisdiction was limited and there were some retention ponds off of some
28 of the streets. Ms. Purimetla stated that silt sacks will be installed in the catch basins.

29
30 Mr. Bill Moulton made a motion, seconded by Ms. Van Lancker, to close the public hearing
31 and issue a Negative Determination of Applicability. Motion passed 5-0-1. KG abstained.

32
33 **7:28 RDA, Keolis, MBTA Right of Way, Purple Line, vegetation management.**
34 Public hearing to consider a continued hearing from March 28, 2016, on a Request for
35 Determination of Applicability for vegetation management along a right of way owned by the
36 Massachusetts Bay Transportation Authority.

37
38 The applicant sent a request to continue the hearing to April 25, 2016.

39
40 Mr. Moulton made a motion, seconded by Mr. Narayana, to continue the public hearing to
41 April 25, 2016. Motion passed 6-0-0.

43 **7:29 ANRAD, Alan Marks, 0 Tri Street**
44 Continued public hearing, from March 28, 2016, to consider an Abbreviated Notice of
45 Resource Area Delineation filed by Alan Marks, for a wetland delineation.
46
47 Scott Goddard (Goddard Consulting) was present for hearing and asked for a continuation.
48
49 Ms. Van Lancker made a motion, seconded by Mr. Narayana, to continue the public hearing to
50 April 25, 2016. Motion passed 6-0-0.
51
52 **7:30 NOI, Mark Orlando, 0 Megunko Road, commercial development**
53 Continued public hearing, from March 28, 2016, to consider a Notice of Intent filed by Mark
54 Orlando for the construction of a commercial building, stormwater management and associated
55 work.
56
57 The applicant sent a request to continue the hearing to April 25, 2016.
58
59 Mr. Narayana made a motion, seconded by Ms. Van Lancker to continue the public hearing to
60 April 25, 2016. Motion passed 6-0-0.
61
62 **7:30 NOI/SMP, Steve Ross, Whittemore Estates, Whittemore Drive, subdivision**
63 Continued public hearing, from March 28, 2016, to consider a Notice of Intent and Stormwater
64 Management Permit filed by Steve Ross for the construction of a subdivision, stormwater
65 management and associated work. No one was present for the hearing.
66
67 Ms. Van Lancker made a motion, seconded by Mr. Narayana to continue the public hearing to
68 April 25, 2016. Motion passed 6-0-0.
69
70 **7:33 NOI/SMP, Capital Group Properties, 133 West Union, construction of 40B**
71 **Housing**
72 Continued public hearing, from March 28, 2016 to consider a Notice of Intent and Stormwater
73 Management Permit, filed by Capital Group Properties, for the construction of a 40B housing
74 development and associated stormwater and other work.
75
76 William DePietri (Applicant/ Capital Group Properties), Angelo Catanzaro
77 (Attorney/Representative), Pete Lavoie (Representative- Guerriere and Halnon) and Stephen
78 Smith (Representative- Hydrologist) were present for the hearing. David Sanderson
79 (Professional Services Corporation- Town peer review consultant) was also present for the
80 hearing.
81
82 Prior to the public hearing, Professional Services Corporation had provided comments to
83 hydrology modeling that was summarized in a report by Mr. Smith. Mr. Smith submitted a letter
84 in response to PSC's comments and summarized them at the meeting.
85
86 Abutters were present and stated concerns regarding the project. Mr. DePietri requested that the
87 Commission issue a permit. The Commission stated a concern regarding a culvert on the
88 property which discharged through a 12 inch pipe that is blocked. Mr. Depietri stated that he
89 will be willing to perform mitigation regarding pipe.

90
91 Mr. Moulton made a motion, seconded by Ms. Van Lancker, to close the public hearing and
92 issue an Order of Conditions. Motion passed 5-0-1. K.G. Narayana abstained.

93
94 Mr. Jeff Lingham stated that the EPA is requiring towns to clean-up stormwater and that
95 creating a stormwater utility is one way to do that. The Town may require property owners to
96 pay a fee which would be calculated by the percentage of impervious surfaces. Mr. Lingham
97 further stated that this would apply to all property owners (residential, commercial, churches
98 etc.) and told those in the audience to expect to hear further discussion on this.

99
100 The Commission asked the Applicant to meet with staff to work on the conditions of the Order
101 as it relates to the culvert and the pipe.

102
103 **9:08 Amended OOC, 0 Thomas Street**

104 Discussion for an Order of Conditions that needs to be amended.

105
106 Mr. Moulton stated that the Order was revised as there were mistakes made on some of the
107 pages in the original Order.

108
109 The Commission asked the people in the room which discussion they were here for and the
110 discussion of 0 Thomas Street was tabled for later.

111
112 **9:10 Discussion, Rail Transit District, Blasting**

113 Discussion for concerns regarding blasting near a superfund site known as Nyanza. The blasting
114 would be needed for a recently approved apartment complex known in the Rail Transit District.
115 Abutters were present for the discussion.

116
117 The Commission stated that the Applicant will be required to submit a blasting plan to the Town
118 and that the Commission has not received a blasting plan. The Commission specified that this
119 plan would have to go to the Fire Department for review.

120
121 Some of the residents stated concerns regarding the stability of the cap at the adjacent site, across
122 the MBTA access road, known as Nyanza. Their concern was the possibility of contaminates
123 being exposed from nearby blasting. The Commission has concerns of the possibility of
124 perchlorates and chemical remnants entering in the groundwater from blasting. The Commission
125 verified the jurisdiction of the Conservation Commission.

126
127 **9:40 94 Heritage Road, tree removal**

128 The Agent stated that a tree was requested to be removed and asked the Commission for the
129 general procedure when a resident is requesting to remove a tree within wetland jurisdictional
130 areas. The Commission stated that if the tree is hazardous, the resident can remove it, but if it is
131 not, they will need to file an RDA.

132
133 **9:52 OOC, High Street Extension**

134 The Commission reviewed the draft Order of Conditions for the roadway and drainage work at
135 High Street Extension as part of Hillside Estates. The Commission made some changes and
136 asked the Agent to revise the Order. The Commission did sign a signature sheet.

137
138 Mr. Narayana made a motion, seconded by Ms. Van Lancker to issue the Order of Conditions
139 as revised. Motion passed 6-0-0.
140
141 **10:00 OOC (95-868), reissue, 9 Holly Lane**
142 Discussion on reissuing an Order of Conditions that was issued on July 13, 2015.
143
144 The Agent stated that work did not take place when the Order was issued and the Applicant has
145 switched hands. The Agent also stated that Order needs to be reissued as the original cannot be
146 located and must be recorded at the Registry of Deeds. The Commission signed the Order of
147 Conditions, but Mr. Narayana did not sign as he is considering purchasing the property.
148
149 **10:02 Request for Certificate of Compliance (95-762), Off of MBTA Access Road**
150 The Agent stated that a Request for Certificate of Compliance came in to close an Order of
151 Conditions.
152
153 The Order of Conditions was issued for Jefferson Apartments of Ashland. However, the work
154 never commenced and the Order has since expired.
155
156 Mr. Moulton made a motion, seconded by Ms. Van Lancker to issue Certificate of Compliance
157 as invalid. Motion passed 6-0-0.
158
159 **10:04 Tabled Discussion, Amended OOC (95-882) 0 Thomas St**
160 The Commission further discussed the amendments to the Order of Conditions that was issued
161 for work at 0 Thomas Street.
162
163 Mr. Narayana made a motion, seconded by Ms. Van Lancker to Amend the Order of
164 Conditions as discussed. Motion passed 6-0-0.
165
166 **10:05 Discussion, Culvert and pipe at 133 West Union Street**
167 The Commission discussed the culvert and mitigation at the wetland near 133 West Union Street.
168 The Commission stated that the pipe's capacity could be increased, however, it would require
169 new permitting if the elevations change. The Commission also discussed digging out and
170 changing the invert and the pipe. The Commission stated that the property owners need to be
171 determined.
172
173 **10:09 Meeting Minutes**
174 **Review of the February 29, 2016, Meeting Minutes**
175 Ms. Van Lancker made a motion, seconded by Mr. Moulton, to accept the February 29,
176 2016 Meeting Minutes Motion passed 6-0-0.
177
178 **Review of the March 14, 2016, Meeting Minutes**
179 Mr. Lingham made a motion, seconded by Mr. Narayana, to accept the March 14, 2016
180 Meeting Minutes Motion passed 6-0-0.
181
182 **Review of the March 28, 2016, Meeting Minutes**

183 Mr. Lingham made a motion, seconded by Ms. Van Lancker, to accept the March 28,
184 2016 Meeting Minutes Motion passed 5-0-1. Mr. Narayana abstained as he was not at
185 that Meeting.

186

187 **10:30 Adjournment**

188 Mr. Narayana made a motion, seconded by Ms. Van Lancker, to adjourn the meeting at 10:30
189 p.m. Motion passed 6-0-0.