



# Town of Ashland

MASSACHUSETTS

MINUTES OF MEETING  
ASHLAND CONSERVATION COMMISSION  
May 23, 2016

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

10  
11 Absent: Paul Wiencek  
12

13 **Call to order: 7:18 P.M.**

14  
15 **7:18 Amended OOC 95-866, Francis Venuto, 83 Nickerson Road**

16 Public hearing to consider a continued hearing from May 9, 2016, on an Amended Order of  
17 Conditions for underground basins and replacing them with open basins.  
18

19 Peter Lavoie (Representative, Guerrier & Halnon, Inc.) was present for the hearing. The  
20 Commission reviewed revised plans and stormwater report. The revised plans had a two  
21 chamber particle separator where the chambers function independently of one other to separate  
22 oil and sand. The Operations and Maintenance plan was updated. Lavoie stated that the swale  
23 will be mowed.  
24

25 Mr. Lingham made a motion, seconded by Mr. Narayana, to close the hearing. Motion passed  
26 6-0-0.  
27

28 Mr. Lingham made a motion, seconded by Mr. Narayana, to issue an Amended Order of  
29 Conditions (95-866). Motion passed 6-0-0.  
30

31 **7:28 NOI, Mark Orlando, 0 Megunko Road, commercial development**

32 Continued public hearing, from May 9, 2016, to consider a Notice of Intent filed by Mark  
33 Orlando for the construction of a commercial building, stormwater management and associated  
34 work.  
35

36 George Connors (Representative, Connorstone Engineering) was present for the hearing. Mr.  
37 Connors stated that the drainage system was changed, parking was added and PCS (Peer review  
38 consultant for the Planning Board) has reviewed it. Mr. Connors went over the comments from  
39 PCS review.  
40

41 The Commission and Mr. Connors discussed StreamStats to determine if the stream is perennial  
42 or intermittent. The Chair explained that if the stream is perennial, there will be more restrictive

43 requirements under the Wetlands Protection Act. The Agent stated that the regulations to the  
44 Wetlands Protection Act allows for a four day study to observe flow or no flow within the stream.  
45 The Agent also stated that field notes need to be dated and photographs must be submitted with  
46 an Affidavit attesting to the notes.

47  
48 Mr. Connors spoke about the drainage features in the area and stated that he used to work in the  
49 area and would like to look at his survey data from then to see what it shows about the stream.  
50

51 Mr. Lingham made a motion, seconded by Mr. Narayana to continue the public hearing to June  
52 13, 2016. Motion passed 6-0-0.

53  
54 **8:20 NOI/SMP, Steve Ross, Whittemore Estates, Whittemore Drive, subdivision**  
55 Continued public hearing, from May 9, 2016, to consider a Notice of Intent and Stormwater  
56 Management Permit filed by Steve Ross for the construction of a subdivision, stormwater  
57 management and associated work.

58  
59 George Connors (Representative, Connorstone Engineering) was present for the hearing. The  
60 Agent stated that the hearing had been continued at the request of the Applicant's representative,  
61 George Connors, and the last item to be finalized was the final letter from the peer review, hired  
62 by the Planning Board. The Commission stated that the emergency spillway should be on the  
63 plans.

64  
65 Mr. Narayana made a motion, seconded by Mr. Lingham to close the public hearing. Motion  
66 passed 6-0-0.

67  
68 The Commission reviewed the draft Order of Conditions. The Commission suggested some  
69 revisions of the draft Order of Conditions.

70  
71 Mr. Narayana made a motion, seconded by Mr. Lingham to issue the Order of Conditions.  
72 Motion passed 6-0-0.

73  
74 **8:30 ANRAD, Alan Marks, 0 Tri Street**  
75 Continued public hearing, from May 9, 2016, to consider an Abbreviated Notice of Resource  
76 Area Delineation filed by Alan Marks, for a wetland delineation.

77  
78 The applicant sent a request to continue the hearing.

79  
80 The Agent stated that a previous Order of Conditions file issued for the installation of the  
81 sewer line along 0 Tri Street has a Water Quality Certification that asked for restoration of the  
82 wetland. The Agent also stated that a call was placed with the Department of Environmental  
83 Protection to determine if the restoration was performed.

84  
85 Mr. Narayana made a motion, seconded by Ms. Van Lancker to continue the public hearing to  
86 May 23, 2016. Motion passed 6-0-0

87  
88 **8:40 Review of the May 9, 2016, Meeting Minutes**

89 Mr. Narayana made a motion, seconded by Ms. Van Lancker to accept the May 9, 2016,  
90 Meeting Minutes as amended. Motion passed 6-0-0

91

92 **8:50 Review of Permits**

93 The Commission reviewed draft Stormwater Management Permits for 70 Green Street (2016-  
94 02), 74 Green Street (2016-03) and 78 Green Street (2016- 04).

95

96 Mr. Narayana made a motion, seconded by Ms. Van Lancker to issue the Stormwater  
97 Management Permits for 70 Green Street, 74 Green Street, and 78 Green Street. Motion passed  
98 6-0-0

99

100 **9:20 Discussion, Appeals**

101 The Agent stated that the previous Order of Conditions issued on March 21, 2016 for the  
102 apartment housing off of MBTA Access Road was appealed to Superior Court. The Agent also  
103 stated that previous Positive Determination of Applicability for 166 Pond Street was also  
104 appealed to the Department of Environmental Protection.

105

106 **9:42 Discussion, 22 Eliot Street**

107 The Commission discussed the donation of land of 22 Eliot Street to the Town of Ashland.

108

109 Mr. Hakansson made a motion, seconded by Ms. Van Lancker: to move that the Conservation  
110 Commission, pursuant to M.G.L. c. 40 §8C and the vote of the Board of Selectmen authorizing  
111 same and dated May 18, 2016, accept the property identified as Parcel 1 shown on that certain  
112 plan of land entitled “Plan of Land, 22 Eliot Street, Ashland, Mass. (Middlesex County),  
113 Prepared for Ashland Green, LLC” Scale 1” = 20’ and 1” = 200’, prepared by Schofield  
114 Brothers, LLC, 1071 Worcester Road Framingham, Mass., and consisting of 30,215 square feet  
115 of land, +/- (the “Plan”) which Plan is recorded on April 5, 2016 at the Middlesex South  
116 District Registry of Deeds as Plan No. 271 of 2016. Said acceptance shall be contingent upon  
117 the Seller providing a Certificate of Title to the Town without encumbrance except those noted  
118 in the deed attached hereto. Motion passed 6-0-0.

119

120 **9:51 Discussion, Member prerogative**

121 The Commission stated that across from the boat ramp at Spring Street, the wetland system is  
122 spilling out, over and across Spring Street into the reservoir, eroding a channel in the parking  
123 lot.

124

125 **9:54 Adjournment**

126 Mr. Narayana made a motion, seconded by Ms. Van Lancker, to adjourn the meeting at 9:54  
127 p.m. Motion passed 6-0-0.