



Town of Ashland

MASSACHUSETTS

MINUTES OF MEETING
ASHLAND CONSERVATION COMMISSION
July 11, 2016

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

10
11 **Call to order: 7:17 P.M.**
12

13 **7:17 RDA, Ashland Chestnut Realty, Queen Isabella Way, irrigation well installation**
14 Bob Paxon was present for the meeting. Paxon stated that the project is currently in phase VII,
15 which includes landscape design. A plan must be submitted to the Planning Board for
16 approval of the landscape design. Paxon stated that in order to do maintain the landscaping, a
17 temporary well with a stone box and a sump must be installed for irrigation of the plantings.
18 The proposed well would be installed within the forebay of an existing detention basin. Paxon
19 stated that the well would be in service for no more than two years.

20
21 The Agent stated that this work may be necessary for an Amended Order of Conditions.

22
23 The Commission asked the Agent to look at the previous Order of Conditions for Queen
24 Isabella Way.

25
26 Ms. Van Lancker made a motion, seconded by Mr. Lingham, to continue the meeting until July
27 25, 2016, at 7:15 pm. Motion passed 5-0-0.

28
29 **7:40 NOI, Maureen and Paul Iarussi, 95-888 42 Williams Street, Paul & Maureen**
30 **Iarussi, Continued from 6/27/2016**

31 Gary Odone of Odone Survey & Mapping (representative) was present for the hearing. The
32 hearing was continued from the previous meeting (June 27, 2016) to have the contractor submit
33 a letter stating that stock piling would not be within the property or resource areas.

34
35 The Commission stated that from a previous site visit the owner must stop dumping yard waste
36 within resource areas.

37
38 The Commission stated that bounds should be installed within the wetland delineation area and
39 drew locations of five bounds on a plan dated May 16, 2016 and entitled, *Site Plan Showing*
40 *Proposed In-ground Pool 42 Williams Road Ashland, MA.*"

41
42 The Commission asked the Agent to produce a signature page.

43 Mr. Lingham made a motion, seconded by Ms. Van Lancker, to close the hearing and issue an
44 Order of Conditions with the following conditions:

- 45 • Five bounds shall be installed within the wetland resource area, as drawn in the plan
46 entitled, “*Site Plan Showing Proposed In-ground Pool 42 Williams Road Ashland,*
47 *MA.*” and dated May 16, 2016.
- 48 • The owner shall remove and cease dumping yard waste and/or landscape debris within
49 resource areas.

50 Motion passed 4-0-1. Carl Hakansson abstained.

51

52 **7:58 ANRAD, Alan Marks, 0 Tri St, wetland delineation, continued from 6/27/16**

53 The applicant requested that the hearing be continued to the next meeting.

54

55 Ms. Van Lancker made a motion, seconded by Mr. Lingham to continue the hearing to July 25,
56 2016 at 7:15 p.m. Motion passed 5-0-0.

57

58 **8:00 Discussion, Michael Kane, 166 Pond Street**

59 Michael Kane was present for the discussion. Michael Kane stated that a previous Negative
60 Determination of Applicability was issued in August 2005. The Negative DOA, stated that a
61 drainage area was not a resource area from the Wetlands Protection Act.

62

63 Michael Kane stated that the Commission issued a Positive Determination of Applicability was
64 issued to him in March 2016. Kane sated that he was seeking a Negative Determination of
65 Applicability and that some of the work was near the drainage area.

66

67 The Agent stated that the hearing could be re-opened. The Commission asked about the
68 pending appeal. Mr. Kane invited the Commission to the property to look at the drainage area.

69

70 **8:11 Discussion, Request for COC, 95-802, Susan Bendlin, 165 Eliot Street, continued**
71 **from 6/27/2016**

72 Susan Bendlin was present for the meeting. The Agent stated that the compost bins and other
73 man-made materials were removed from the 25’ No Build Zone. The Agent also stated that two
74 granite bounds were installed and a revised As-built Plan was submitted showing the swing ties.

75

76 Mr. Moulton made a motion, seconded by Ms. Van Lancker, to issue a Certificate of Compliance.
77 Motion passed 4-0-1.

78

79 **8:20 June 27, 2016 Meeting Minutes**

80 The Commission reviewed the June 27, 2016, Meeting Minutes.

81

82 Mr. Lingham made a motion, seconded by Ms. Van Lancker, to accept the meeting minutes.
83 Motion passed 4-0-1. Carl Hakansson abstained.

84

85 **8:20 Discussion, Request for COC, 95-109, Dwight Patten, 183 Eliot Street, continued**
86 **from 6/27/2016**

87 Mr. Moulton stated that he looked into the recording information on the property and it appears
88 that the property had been subdivided after the Order of Conditions was issued. Mr. Moulton
89 said that work was for 180 Olive Street.

90 Mr. Lingham made a motion, seconded by Ms. Van Lancker to issue a Partial COC. Motion
91 passed 5-0-0.

92

93 **8:24 Discussion, Request for COC 95-864, Dan Aho, 224 Olive Street,**

94 The Commission stated that the rain garden was mowed by the current tenant/owner. The
95 Commission also stated that the drainage from the plans was designed to direct drainage from
96 the driveway and into the rain garden through a swale which was not constructed.

97

98 A Certificate of Compliance cannot be issued because of the deviations from approved plans.

99

100 **8:29 Discussion, Request for COC, 95-439, Sara Morgan, 42 Winter Street Extension**
101 **Request for 95-841.**

102 The Chair stated that swamp azalea was planted in the wetland and was concerned that it
103 would not survive. The Agent summarized her findings from the file to the Commission.

104

105 Mr. Lingham made a motion, seconded by Ms. Van Lancker to issue a COC. Motion passed 4-
106 0-1. Carl Hakansson abstained.

107

108 **8:36 Discussion, Review of Letter to ZBA**

109 The Commission reviewed a draft letter to the Zoning Board of Appeals asking the Board to
110 uphold the Wetlands Protection Bylaw in relation to the proposed Chapter 40B Housing
111 Project at 133 West Union Street. The letter also encourages the applicant to seek an easement
112 from the abutter to access the channel and culvert in order to properly maintain it. The letter
113 will be signed by the Chair of the Conservation Commission once finalized.

114

115 Mr. Lingham made a motion, seconded by Ms. Van Lancker to support the letter and to send it
116 to the Zoning Board of Appeals asking to uphold the Wetlands Protection Bylaw. Motion
117 passed 5-0-0.

118

119 **9:03 Discussion, Downtown Culvert Study**

120 A study was performed of the culvert at the base of the rail road track where trolley brook
121 flows through it. The study was performed by Professional Services Corporation (PSC).

122

123 One of the study conclusions in that the culvert is unable to accommodate the peak flow of the
124 2 year, 10 year, 50 year and 100 year storm event.

125

126 **9:06 Land Stewardship Committee**

127 The Commission had a brief discussion on the Land Stewardship Committee. The
128 Commission stated that traditionally it was two members from Conservation Commission, one
129 member from the Open Space Committee two other members.

130

131 **9:10 Sign Documents:**

132 COC Partial - (95-109/95-NN) 183/ 180 Olive Street,
133 COC- (95-802), 165 Eliot Street, drainage improvements

134 COC- (95-439), 43 Winter Street, single family home

135 OOC- 95-888, Paul and Maureen Iarussi, 42 Williams Road (signature page)

136

137 **9:13 Adjournalment**

138 Mr. Lingham made a motion, seconded by Mr. Moulton, to adjourn the meeting. Motion passed

139 5-0-0