



Town of Ashland

MASSACHUSETTS

MINUTES OF MEETING
ASHLAND CONSERVATION COMMISSION
September 12, 2016

1 Present: Gene Crouch (Chair)- entered at 6:17 left at 7:13
2 Bill Moulton (Vice Chair)
3 Cathy Van Lancker- left at 7:13
4 Jeffrey Lingham
5 Carl Hakansson
6 K.G. Narayana

7
8 Maeghan Walters (Agent)
9

10 **Call to order: 6:06 P.M.**

11
12 **6:06 Open Meeting**

13 Vice Chair, Bill Moulton, called the meeting to open session.
14

15 **6:07 Executive Session**

16 The Vice Chair, Bill Moulton, filling in for the Chair, stated that Executive Session is
17 necessary to discuss litigation strategy regarding Civil Action Number 1681CV01770J Donald
18 Zani Trustee of D. Zani First 2009 Realty Trust vs. Conservation Commission et al. The Vice
19 Chair stated that having this discussion in open session may have a detrimental impact on the
20 litigating position of the public body. The Vice Chair stated that the Commission will
21 reconvene in Open Session upon closing of the Executive Session.
22

23 A motion was made by Mr. Narayana, seconded by Mr. Lingham, to enter into Executive
24 Session to discuss litigation strategy regarding Civil Action Number 1681CV01770J Donald
25 Zani Trustee of D. Zani First 2009 Realty Trust vs. Conservation Commission et al. The
26 public discussion of which may have a detrimental impact on the litigating position of the
27 public body. Roll Call Vote: CH, KG, JL, WM (4:0:0)
28

29 **7:15 The Commission returned from Executive Session**

30
31 **7:15 Amended OOC (95-875) Town of Ashland- Department of Public Works,
32 drainage improvements**

33 Rajitha Purimetla (DPW- Jr. Engineer), and Greg Eldridge (Representative- Haley and Ward,
34 Inc.) were present for the hearing. Eldridge stated that while the West Union Sewer
35 Transmission project took place, compromised drainage structures were discovered.
36

37 Eldridge stated that to correct the compromised utilities and structures, a 15 inch pipe
38 will be reconnected to the drain in the Chestnut Sewer trench. In addition, a 15 inch pipe that
39 is damaged will be replaced as well as the existing drain between two catch basins. A third
40 catch basin will be replaced within Brook Street. The work is necessary to provide adequate
41 drainage to Brook Street. The Applicant may also pump out the sediment from clogged pipes.
42

43 A motion was made by Mr. Lingham, seconded by Mr. Narayana to approve an Amended
44 Order of Conditions with the condition that catch basins in the street shall be retrofitted with
45 hoods if hoods are not present. Motion passed 4:0:0
46

47 **7:29 RDA, Jeff Tancreti, 60 Raymond Way, fence installation**

48 Jeff Tancreti (Applicant/Owner) was present for the meeting. Tancreti stated that the fence was
49 already installed. Mr. Tancreti stated that the fence was also installed within a sewer easement
50 and that the Department of Public Works was contacted. Mr. Tancreti said that the DPW would
51 need access to maintain the sewer line. Mr. Lingham stated that a site walk was performed and
52 work took place out of the 25 foot No Disturb Zone.
53

54 Motion was made by Mr. Lingham, seconded by Mr. Narayana, to issue a Negative
55 Determination of Applicability. Motion passed 4:0:0.
56

57 **7:37 RDA, Deb and Jim Dortch, 9 Thomas Street, fence installation**

58 Deb and Jim Dortch (Applicant/Owner) were present for the meeting. Deb Dortch stated that a
59 plan was submitted showing the fence installation outside of the 25 foot No Disturb Zone but
60 within the 100 foot Buffer Zone. Mrs. Dortch said that an electrical gate opener would also be
61 installed as part of the fence installation. The fence will be a chain link fence.
62

63 The Commission asked about the No Disturb Zone boundary markers on site that were required
64 as part of the Notice of Intent filing for the construction of the home. Mrs. Dortch stated that the
65 bounds were in place. Mr. Moulton and Ms. Walters will inspect the property to confirm the
66 bounds.
67

68 A motion was made by Mr. Lingham, seconded by Mr. Narayana, to issue a Negative 3
69 Determination of Applicability with the condition that the No Disturb Zone bounds be verified
70 by the Agent and the Vice Chair. Motion passed 4-0-0.
71

72 **7:49 RDA, Big Indian Reservation, 0 Howe Street, bridge replacement**

73 Mr. Mark Grover, the Big Indian Reservation board members, Mr. Bernie Temple (Scout
74 Master) and Ben Temple (Eagle Scout candidate) were present for the meeting.
75

76 Ben Temple stated that the existing footbridge will be replaced and reduced in width. Ben
77 Temple explained the construction sequence and procedure proposed for the project stating that
78 work will take approximately two weeks. The Commission asked about materials to be used,
79 and access. Ben Temple stated that telephone poles will be used and will be pulled in from
80 small excavators with a back hoe. The poles will be placed about four-to-five feet above the
81 mean annual high water line.
82

83 Mr. Lingham made a motion, seconded by Mr. Hakansson to issue a Negative Determination of
84 Applicability #3, with the condition that the construction sequence be submitted to the Agent.
85 Motion passed 4:0:0
86

87 **8:05 NOI, Colbea Enterprises LLC. 125 Union Street, commercial work (continued**
88 **from 9/12/2016)**

89 Al Micale (Representative- Ayoub Engineering) was present for the hearing. Micale said that
90 everything would be taken down a new gas station and convenience store will be installed with
91 canopies, utilities, and underground storage tanks.

92
93 Micale stated that they have been in front of the Zoning Board of Appeals [for a special permit]
94 and went back to revise plans. Micale stated that the floodplain was evaluated further and a new
95 storage addition will be constructed in the back. Mr. Micale reviewed the cut and fill
96 calculations. Approximately 600 cubic feet will be altered.

97
98 Micale also stated that stormwater and drainage will be improved. The site is currently sheet
99 runoff. An oil water separator will be installed. Stormwater will be controlled and infiltrated
100 on site and peak run-off rates were reduced. A Stormtech system will collect roof runoff. A
101 deep sump and hooded catch basin will be installed on site. A cultech system and isolator row
102 will be installed.

103
104 The Commission asked if the project went to peer review with the Planning Board. Micale stated
105 that they did. The Commission requested to review the peer review letters for the next meeting.
106

107 Mr. Narayana made a motion, seconded by Mr. Hakansson to continue the hearing to September
108 26, 2016. Motion passed 4:0:0

109

110 **8:29 Discussion, Request for COC, 95-749, Ashland Woods**

111 Ben Stevens (Trask Development) was present for the discussion. Stevens stated grants need
112 to be released but that the banks are holding it until a Certificate of Compliance can be issued.
113 Stevens also provided an update to the Commission in regards to the required permit from the
114 Army Corps of Engineers.

115
116 The Agent suggested a Partial Certificate of Compliance can be issued with ongoing conditions
117 that have to be met. The Agent stated that a new request will need to be submitted once all
118 outstanding conditions from the Army Corps of Engineers are closed.

119
120 Mr. Lingham made a motion, seconded by Mr. Moulton to issue a Partial Certificate of
121 Compliance with ongoing conditions. Motion passed 4:0:0

122

123 **8:43 OOC Review 95-889 for MBTA Access Road bikepath and drainage**
124 **improvements**

125 The Commission reviewed and commented on the draft conditions and Order for the
126 aforementioned project.

127
128 Mr. Lingham made a motion, seconded by Mr. Narayana to issue the Order of Conditions [as
129 amended]. Motion passed 4:0:0

130

131 **9:10 Review of Appeal Periods**

132 The Agent went over appeal periods.

133

134 **9:35 Review of the August 22, 2016, Meeting Minutes**

135 Mr. Hakansson made a motion, seconded by Mr. Lingham, to accept the August 22, 2016,
136 Meeting Minutes as amended. Motion passed 4-0-0.

137

138 **9:38 EO, Dan DeMarco, MBTA Access Road, fill in wetlands**

139 The Agent gave an update to the Commission regarding the status of the EO for Dan DeMarco
140 (RTD Phase I site).

141

142 The Commission stated that there is a dumping problem in the back corner of the parking lot
143 within the 100' Buffer Zone.

144

145 **9:45 NOI, 81 West Union Street LLC., 81 West Union Street, storage facility, parking,
146 loading area, and drainage improvements (continuing to 9/26/2016).**

147 The Agent stated that a continuance was necessary due to improper abutter notification.

148

149 A motion was made by Mr. Narayana, seconded by Mr. Lingham, to continue the hearing to
150 September 26, 2016. Motion passed 4:0:0

151

152 **9:46 Member Prerogative**

153 The Commission discussed Warren Woods and potential options for funding appropriations.
154 The Commission also discussed the haying of the field.

155

156 The Commission also stated that the detention basin at 22 Eliot Street was reseeded.

157

158 **9:51 Sign Documents:**

159 OOC, 95-889, Town of Ashland, MBTA Access Road bikepath and drainage
160 improvements

161

162 **9:52 Adjournment**

163 Mr. Narayana made a motion, seconded by Mr. Lingham, to adjourn the meeting. Motion passed
164 4-0-0.