



Town of Ashland

MASSACHUSETTS

MINUTES OF MEETING
ASHLAND CONSERVATION COMMISSION
September 26, 2016

1
2 Present: Gene Crouch (Chair) entered at 9:17 p.m.
3 Bill Moulton (Vice Chair) entered at 7:33 p.m.
4 Cathy Van Lancker
5 Jeffrey Lingham
6 Carl Hakansson
7 K.G. Narayana
8
9 Maeghan Walters (Agent)

10
11 **Call to order: 7:18 P.M.**
12

13 **7:18 RDA, James Sweeney, 48 Strobus Lane, soil borings**

14 Joyce Hastings (Representative- GLM Engineering) was present for the meeting. Joyce stated
15 that borings are necessary to design a plan for a septic system that needs to be replaced. Ms.
16 Hastings stated that she has not visited the site and could not confirm that the borings would or
17 would not take place in the buffer zone. Ms. Hastings stated that the borings will be in front of
18 the house and the wetlands are in back of the house.

19
20 Motion was made by Mr. Lingham, seconded by Mr. Hakansson, to issue a Negative
21 Determination of Applicability #3. Motion passed 4:0:0.

22
23 Hastings also discussed boring exemptions in the Wetlands Protection Act. The Agent stated
24 that there are no provisions in the Bylaw exempting borings, and the Bylaw would need to be
25 revised to do so. Mr. Lingham suggested adopting a policy prior to changing the bylaw that
26 will exempt septic system replacement and borings.

27
28 **7:26 NOI, Colbea Enterprises LLC. 125 Union Street, commercial work (continued**
29 **from 9/12/2016)**

30 Richard DeFusco (Representative- Ayoub Engineering), and Chris Jerard Colbea (Applicant-
31 Colbea Enterprises) were present for the hearing.

32
33 DeFusco summarized revised plans and explained that approximately 625 cubic feet of flood
34 storage will provided for compensatory storage. The Commission asked about stormwater and
35 snow storage. DeFusco stated that there is a small storage area in the back for snow storage.
36 The Commission also requested Mr. DeFusco to go over the operations and maintenance plan.
37 DeFusco went over inspectional operations to the Commission. The Commission asked about
38 construction schedule. DeFusco stated that work is anticipated to start in early November and
39 finalize in mid-January. The Commission stated that no frozen ground can be placed back in
40 the trenches that will be excavated for the underground storage tanks.

41

42 The Agent asked for revised plantings plans showing native species and a construction sequence.
43 Jerard stated that weekly construction schedules can be submitted. The Commission asked for
44 a more detailed Operations and Maintenance Plan.
45

46 Mr. Narayana made a motion, seconded by Ms. Van Lancker to continue the hearing to October
47 17, 2016. Motion passed 5:0:0.
48

49 **7:52 NOI, Nadine and Brett Abigana, 28 Old Central Turnpike, wetland disturb zone**
50 **restoration plan (continued from 9/12/16)**

51 The applicant asked for a continuance to the next meeting.
52

53 Mr. Lingham made a motion, seconded by Ms. Van Lancker to continue the hearing to October
54 17, 2016. Motion passed 5:0:0.
55

56 **7:54 NOI, 81 West Union Street LLC., 81 West Union Street, storage facility, parking,**
57 **loading area, and drainage improvements (continued from 9/12/2016).**

58 Peter Barbieri (Representative, Counsel- Fletcher and Tilton), Darren Grady (Representative-
59 Grady Consulting,) and William Rodenhiser (Applicant) were present for the hearing.
60

61 Grady stated that work will take place outside of the 25' No Disturb Zone, but within the 100'
62 Buffer Zone. Grady explained that there will be two separate underground storage chambers to
63 collect runoff. Stormceptors will discharge a lower volume of runoff than current conditions to
64 the Town's drainage. Work will take place on a 4:1 slope. Two basins will assist in meeting
65 peak rates standards.
66

67 Grady said that plans were reconfigured recently due to the sewer moratorium. A septic system
68 is in the current design plan for the proposed office building. Grady also said that a new filing
69 will be submitted for other buildings.
70

71 Affirmation of the delineation is necessary. The Commissions asked that hay bales be removed
72 from notes in the plans and details in the plans. The Agent asked for a Stormwater Management
73 Permit. Grady said that he is working on the application.
74

75 Grady asked for two peer reviews; one for Conservation and one for Planning Board. Grady
76 said that plans will be revised after all comments are received from the various boards,
77 committees and departments in Town.
78

79 A motion was made by Mr. Narayana, seconded by Ms. Van Lancker, to continue the hearing to
80 October 17, 2016. Motion passed 5:0:0.
81

82 **8:19 NOI (95-892), Steven Carlin (Skipton Pet Lodge) 33 West Union Street, addition**

83 Brian Nelson (Representative- Metrowest Engineering) and Steven Carlin (Applicant) were
84 present for the hearing. Nelson stated that the abutter notification went out, but included
85 incorrect information on the project description. Nelson stated that the delineation was
86 performed in 2006 and an adjustment was made in the field in the wetland flagging.
87

88 Nelson stated that work will take place in existing previously disturbed areas within the 100'
89 Buffer Zone. The addition will be approximately 84.5' from wetland flags B14 and B15. The
90 work includes the construction of an addition. Two large trees will need to be removed as part
91 of the work. Trash and fill will be removed from jurisdictional areas. A patio will also be
92 installed as a running area for dogs. The Commission suggested using a mix of stone and
93 crushed lime stone to neutralize pH.

94
95 A motion was made by Mr. Narayana, seconded by Ms. Van Lancker, to continue the hearing to
96 October 17, 2016. Motion passed 5:0:0.

97
98 **8:39 Amended OOC 95-878, Dan DeMarco, MBTA Access Road, Rail Transit District,**
99 **changes to stormwater systems**

100 Dave Eastridge (Campanelli Thorndike Development), Lloyd Geisinger (Campanelli Thorndike
101 Development), and David Mackwell (Kelly Engineering) were present for the hearing.

102
103 Eastridge said that the previous approved plan would increase stormwater to a culvert next to the
104 Ashland Library by 22%-33%. Eastridge also stated that the new proposed plan would decrease
105 volume of stormwater by 65% in a two year storm event, and increase stormwater volume by
106 3% in a 100 year storm event. Eastridge said that in order to accomplish this, the new proposed
107 plan shows the increase of the detention basin on site. There are also three component detention
108 basins which will be planted with wetland plants for TSS water quality improvements. The
109 proposed plans are consistent with DEP standards for water quality. Mackwell stated that the
110 proposed plan is designed to hold more water during a storm event. Recharge basins will be
111 relocated as part of the proposed plan.

112
113 Professional Services Corporation (PSC) (Town's consultant) was present and stated that the
114 summary provided by Eastridge and Mackwell was consistent with what PSC found.

115
116 Mr. Lingham made a motion, seconded by Ms. Van Lancker to close the hearing. Motion passed
117 5:0:0. The Agent stated that a draft permit will be reviewed at the next meeting.

118
119 **9:05 EO, Dan DeMarco, MBTA Access Road**

120 Dave Eastridge (Campanelli Thorndike Development), Lloyd Geisinger (Campanelli Thorndike
121 Development), and David Mackwell (Kelly Engineering) were present for the meeting.

122
123 Eastridge provided an update on the Enforcement Order that was issued. Eastridge stated that
124 work has not started because a license is required from the MBTA for accessing the property and
125 doing work on the property.

126
127 **9:08 ORAD 95-885, 0 Tri Street DEP Site Visit**

128 The Agent reminded the Commission of an upcoming site visit with DEP. The site visit is in
129 regards to the appeal on the ORAD issued for 0 Tri Street.

130
131 **9:09 Vacant Seat on the Conservation Commission**

132 Greg Wands was present for the meeting and introduced himself to the Commission. Wands
133 stated that he is a biologist that works in the medicinal field. Wands stated that he has been
134 involved in land stewardship at Warren Woods.

135 Mr. Lingham made a motion, seconded by Ms. Van Lancker to recommend to the Board of
136 Selectmen that Greg Wands be appointed to the Conservation Commission. Motion passed
137 6:0:0.

138

139 **9:18 Question on DEP Forms**

140 The Chair clarified the signature date and issuance date on DEP Wetland permits. The issuance
141 date is when it is mailed or given to the applicant.

142

143 **9:23 Nyanza Advisory Group**

144 Hakansson stated that the Town Manager is interested in forming a new group that would have
145 one member from the Board of Selectmen, one member from the Board of Health and two
146 citizens. The group, Nyanza Advisory Group will be a standing committee that reviews all
147 things on Nyanza. Hakansson said that this group will act as an advisory committee for the
148 Town Manager.

149

150 Mr. Lingham said that he would be interested given his background as a Licensed Site
151 Professional.

152

153 **9:34 Executive Session**

154 The Chair, Gene Crouch, stated that Executive Session is necessary to discuss strategy with
155 respect to litigation, namely Rossi, et al. v. Ashland Conservation Commission, et al.,
156 Middlesex County Superior Court Docket No. 1681-CV-01391, where an open meeting may
157 have a detrimental effect on the litigating position of the Town. The meeting will adjourn at
158 the conclusion of the Executive Session.

159

160 A motion was made by Mr. Hakansson, seconded by Mr. Narayana, to enter into Executive
161 Session to discuss strategy with respect to litigation, namely Rossi, et al. v. Ashland
162 Conservation Commission, et al., Middlesex County Superior Court Docket No. 1681-CV-
163 01391, where an open meeting may have a detrimental effect on the litigating position of the
164 Town. Roll Call Vote: CH, KN, JL, CVL, GC, WM (6:0:0)

165

166 **9:43 Adjournment**

167 Mr. Lingham made a motion, seconded by Ms. Van Lancker, to adjourn the meeting. Motion
168 passed 6-0-0.