



Town of Ashland

MASSACHUSETTS

MINUTES OF MEETING
ASHLAND CONSERVATION COMMISSION
January 23, 2017

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

12 **Call to order: 7:06 P.M.**

13
14 **7:05 Review of the January 9, 2017, Meeting Minutes**

15 Ms. Van Lancker made a motion, seconded by Mr. Lingham to accept the January 9, 2017,
16 Meeting Minutes as amended. Motion passed 5-0-0.

17
18 **7:08 Riverwalk**

19 The Agent announced that Riverwalk is underway, and she will be assisting the Open Space
20 and Recreation Committee to apply for a grant with a deadline of March 9, 2017. The
21 Commission stated that funding was problematic in the past. The Commission asked about the
22 expiration date of the permit and the Agent stated that it expires in May.

23
24 **7:10 MS4 Update**

25 The Agent stated that a contract will be awarded to Kleinfelder to apply for the MS4 permit.
26 The Agent also provided a brief overview of MS4. The Agent stated that the Notice of Intent
27 for the MS4 is due on September 29, 2017.

28
29 **7:11 Warren Woods Abutter Letter**

30 The Agent stated that the Commission had asked to make some revisions to a draft letter that
31 will go out to the abutters to Warren Woods. The Agent stated that the letter was revised per
32 the Commission's comments and was mailed out to abutters last week. The Agent stated that
33 she received no phone calls regarding this and will be doing a site inspection late this week or
34 early next week before Wednesday.

35
36 **7:13 Sign Documents- Positive DOA for Thurken II LLC, 310 Pond Street**

37 The Commission signed the Positive DOA.

38
39 **7:15 NOI, John Dudley, 60 Pleasant Street (continued from 1/9/17)**

40 Joe Marquedant was present for the hearing. Mr. Marquedant summarized the Commission's
41 requests from a meeting held on December 19, 2016. The Commission had asked for a letter
42 from EPA approving the proposed work (parking lot redevelopment and associated stormwater

43 systems upgrades). Mr. Marquedant also summarized a phone conference held between EPA,
44 DEP, the applicant's representatives, and the Agent of the Conservation Commission. Mr.
45 Marquedant stated that EPA should be drafting and finalizing a letter by tomorrow, January,
46 24, 2017.

47
48 Mr. Lingham made a motion, seconded by Ms. Van Lancker to continue the hearing to
49 February, 13, 2017. Motion passed 5:0:0

50

51 **7:38 SMP/RDA, Lot 9A Sewell Street, two-family duplex and SMP/NOI, Lot 10A**
52 **Sewell Street, two-family duplex, Louis Iarussi**

53 George Connors (Connorstone Engineering- Representative) was present for the hearings. Mr.
54 Connors stated that the wetlands were delineated by Goddard Consulting and a sewer line
55 passes through two wetland systems. Mr. Connors stated that the duplex at Lot 10A is closest
56 to the wetland system. Mr. Connors stated that a Zoning decision has been issued, and
57 Planning is set to sign an ANR. Mr. Connors explained that dry wells will be installed on each
58 lot and will collect water from roof drains. Mr. Connors submitted revised plans showing an
59 added rain garden. The revisions were based off of the Agent's comments submitted via e-mail
60 last week. The Agent reviewed her comments. The Agent stated that the flags need to be
61 refreshed as the wetlands were delineated in June 2015. The Agent stated that a metal roof
62 cannot be installed at the duplexes due to design requirements in Volume 2, Chapter 2 of the
63 Massachusetts Stormwater Management Handbook. The Commission stated that bounds need
64 to be installed on the property. The Commission read some comments from DPW. A copy of
65 DPW's comments was given to Mr. Connors.

66

67 The Commission discussed holding site inspections on Sunday, January 29, 2017, at 9:00 a.m.
68 Mr. Connors requested the Commission to make a decision on the RDA filing for Lot 9A. The
69 Commission stated that only drain lines from Lot 9A are within the 100' Buffer Zone.

70

71 Mr. Lingham made a motion, seconded by Ms. Van Lancker to issue a Negative Determination
72 of Applicability #3 for Lot 9A Sewell Street Motion passed 5:0:0.

73

74 Ms. Van Lancker made a motion, seconded by Mr. Lingham to issue the Stormwater
75 Management Permit for Lot 9A Sewell Street. Motion passed 5:0:0

76

77 Ms. Van Lancker made a motion, seconded by Mr. Lingham to continue the hearing on the
78 SMP/NOI, Lot 10A Sewell Street to February 13, 2017. Motion passed 5:0:0

79

80 **8:00 NOI, 224 Oak Street, Dan Aho, Single Family Home and NOI 244 Oak Street, Dan**
81 **Aho, sewer line installation**

82 Karon Skinner (Wetland Scientist- Representative) and Daniel Olson (Contractor) were present
83 for the hearing. Ms. Skinner stated that she delineated the wetlands on April 22, 2016. Ms.
84 Skinner submitted revised plans. The revisions were based off of some comments from the
85 Agent. Ms. Skinner asked about Riverfront and how to proceed with the hearing. Ms. Skinner
86 also stated that she has a call into DEP regarding Riverfront and regulations under riverfront.
87 The Agent stated that one of the concerns is the stream on site, and whether or not the stream is
88 perennial. The Agent explained what this would mean in terms of permitting.

89 Ms. Skinner and Mr. Olson explained the projects. Two single family homes will be installed
90 on two lots 224 Lot 1 and 224 Lot 2. Sewer line will be trenched into both lots up to 75 feet
91 from wetland edge the sewer will then be drilled in through a method called directional
92 drilling. The line will be drilled underneath portions of the buffer zone, no disturb zone and
93 wetlands on Lot 2 of 224 Oak street and come out on the opposite side of the wetland and No
94 Disturb Zone of 244 Oak Street. The NOI for 244 Oak Street was filed for the sewer line.
95 The Commission asked about roof infiltration. The Agent stated that the bank of the stream
96 should be flagged and shown on the plans as well. The Commission scheduled a site
97 inspection on Sunday, January 29, 2017, at 10:00 a.m.

98
99 Mr. Lingham made a motion, seconded by Ms. Van Lancker, to continue the hearing to
100 February 13, 2017. Motion passed 5:0:0
101

102 **8:25 Discussion, Ed Hart, Citizens Advisory Group, Town of Ashland Strategic Plan/
103 Vision and Goals Statement Overview**

104 The Agent stated that Mr. Hart was not present. The Commission stated that they can review
105 his request at a later time.
106

107 **8:25 Project Ideas for CPA**

108 Ms. Van Lancker stated that the Community Preservation Committee is looking to create a five
109 year plan for the Town and is asking for potential projects regarding open space and recreation
110 from the Commission.
111

112 The Commission stated that a list has been created evaluating some of the properties in Town to
113 be either protected, or used for other purposes from the Town, such as a school building,
114 affordable housing, etc. The Commission stated that discussions on specific properties are held
115 in Board of Selectmen's Executive Session and out of Open Meeting. Ms. Van Lanker
116 suggested that funds may be used for educational classes or purposes. The Commission
117 suggested allocating funds to preserve historic barns. The Commission also asked about a
118 property on Oregon Road. The Commission also suggested a property on Olive Street. The
119 Agent asked if funds can be used for research or surveying of Conservation Restrictions in Town.
120 The Commission asked about the status of a CR on a property on Raymond Way.
121

122 **8:44 Agent's Announcements**

123 The Agent gave a brief overview of an Order of Resource Area Delineation (95-855) that was
124 issued identifying all wetland systems as Bordering Vegetated Wetlands. The Applicant had
125 appealed the ORAD thinking that one of the wetland systems was isolated and not a bordering
126 vegetated wetland. The Agent stated that she received DEP's decision today which affirmed
127 the decision of the Conservation Commission.
128

129 **8:47 Adjournment**

130 Ms. Van Lancker made a motion, seconded by, Mr. Lingham to adjourn the meeting. Motion
131 passed 5-0-0.