



Town of Ashland

MASSACHUSETTS

MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
March 8, 2021

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Present: Gene Crouch (Chair)
William Moulton (Vice Chair)
Cathy Van Lancker
K.G. Narayana
Gabriel Toledo (left at 8:30 p.m.)
Greg Wands

Maeghan Dos Anjos (Agent)

Absent: Carl Hakansson

Meeting held by Zoom

Call to order: 7:05 P.M.

7:05 Mr. Crouch reviewed the protocol for the meeting

7:08 Member Prerogative

Mr. Crouch spoke about the email that the Commission received regarding Olive Street.

7:15 NOI, Town of Ashland, off of Megunko Road/ Memorial Drive, trolley brook trail improvements

Mr. Bill Paille (Representative- BSC Group), Mr. Keith Hannon (Representative- BSC Group), and Ms. Jennifer Ball (Assistant Town Manager) were present for the hearing.

Mr. Paille discussed the comments and concerns from previous hearings, and said that invasive species control was not part of their scope. Mr. Paille requested if this item can be a condition of the permit, and that they would then provide a strategy for removal. Mr. Paille also stated that he had received comments from the Agent, and reviewed the comments and their responses.

Mr. Toledo said that he thought that the Commission asked for more plantings. Mr. Crouch said that Mr. Toledo is right. Mr. Wands asked what they anticipate for maintenance once the trail is built. Mr. Crouch said that he agreed with Mr. Moulton when he said that it looks great within the first year, but maintenance is needed. Mr. Moulton said that we [DCR] have some on our dikes that they mow once a year at the Wachusett Reservoir. Mr. Moulton said that he is concerned about the mitigation area, and if it receives enough sunlight.

Mr. Crouch said that the other aspect for trees and shrubs would be to keep people from trying to traverse up the slope to the solar array. Mr. Paille said that they can add trees with a

42 meandering row at a height of 5-6'. Mr. Paille said that the plantings would be the buffer. Mr.
43 Crouch said that you only listed shrubs, and not trees.

44
45 Mr. Paille said that the steel bridge will need to be painted, and if the timber becomes damaged
46 it will need to be sealed. Mr. Paille said that the asphalt will need some maintenance too. Mr.
47 Wands asked if they will need to sweep the trail. Mr. Paille said that the wind usually takes
48 care of that. Mr. Wands said that he is a proponent of a wildflower seed mix rather than
49 shrubs.

50
51 Mr. Crouch asked Ms. Ball if there are any parking lots near the trail. Ms. Ball confirmed that
52 there are parking lots near the trail. Mr. Narayana asked if this is an ADA compliant trail. Mr.
53 Paille provided a brief summary of past conversations regarding the parking areas.

54
55 Mr. Joel Arbeitman (Upper Charles Trail Committee Chair) asked for clarification on the
56 requirement of allowing vehicles to access the trail. The Agent said it needs to allow
57 emergency vehicles (off-roaders) to access the trail in the event that there is such an incident.

58
59 Mr. Crouch said that he has some suggestions on the draft OOC that the Agent emailed. Mr.
60 Crouch suggested that the Commission review the draft OOC after all other hearings.

61
62 Mr. Narayana made a motion, seconded by Mr. Wands to close the hearing. Motion passed 6-
63 0-0. (Roll call vote: KN, GT, GW, CVL, WM, GC).

64
65 **7:47 SMP 2021-01, Richard Barbieri, 10 Metcalf Ave, garage installation, driveway,**
66 **and utilities (continued from 2/22/2021)**

67 The applicant requested a continuance.

68
69 Mr. Narayana made a motion seconded by Mr. Toledo to continue the hearing to 3/22/2021.
70 Motion passed 6-0-0. (Roll call vote: KN, GT, GW, CVL, WM, GC).

71
72 **7:49 ANRAD, Town of Ashland, Mindess School, 90 Concord Street, wetland**
73 **delineation confirmation**

74 Mr. Bill Beatrice (Representative- Flansburgh Architects), and Ms. Andrea Kendall
75 (Representative- LEC Environmental Consultants, Inc.) were present for the hearing.

76
77 Mr. Beatrice introduced himself, and his colleague and handed over the presentation to Ms.
78 Kendall.

79
80 Ms. Kendall provided an overview of the existing conditions. Ms. Kendall described the onsite
81 resource areas as a BVW system, a bank that is associated with an intermittent stream which is
82 a tributary to the Sudbury River, the approximate 200' RFA associated with the Sudbury River,
83 floodplain, and IVWs. Ms. Kendall said that the IVWs are not large enough to be classified as
84 an ILSF. Ms. Kendall stated that the elevation for the floodplain is 184 feet. Ms. Kendall
85 stated that "IVW B" consists of 1,580 square feet, and "IVW C" consists of 1,550 square feet.
86 Ms. Kendall discussed vernal pools as well.

87

88 Mr. Narayana asked about the geothermal wells, and if it would be a closed loop or an open
89 loop system. Mr. Beatrice said that it would be a closed loop geothermal well. Mr. Narayana
90 asked if it won't affect the existing wetlands systems that much. Mr. Beatrice said that is
91 correct. Mr. Narayana explained that DEP is discouraging people from using an open loop
92 system.

93

94 Mr. Ray Hogan (99 Concord Street) asked what are they changing. Mr. Crouch explained that
95 this is an application to verify the wetland systems.

96

97 The Commission scheduled a site walk for Saturday, March 13, 2021 at 10:00 a.m.

98

99 Mr. Narayana made a motion, seconded by Mr. Wands to continue the hearing to 3/22/2021.
100 Motion passed 6-0-0. (Roll call vote: KN, GT, GW, CVL, WM, GC).

101

102 **8:23 NOI/SMP, Magunko Realty Trust, 9 Pennock Road, single family home**
103 **(continued from 2/22/2021)**

104 Mr. Steve Hickey (Applicant) and Ms. Joyce Hastings (Representative- GLM Engineering)
105 were present for the hearing.

106

107 Ms. Hastings said that the revised plan shows the plantings in the mitigation areas within the
108 25' No Disturb Zone. The revised plans also the relocation of the driveway further from the lot
109 line. Ms. Hastings said that moving the driveway resulted in further fill within the wetlands
110 from 120 square feet to 150 square feet.

111

112 The Commission opened the hearing to the public.

113

114 Mr. Yaron Rachmany (11 Pennock Road) said that the 12" pipe may not be enough to collect
115 the rain and drainage. Ms. Hastings explained the grading in that section of the site will allow
116 runoff to be trapped, and redirected toward the wetlands. Ms. Hastings said that the driveway is
117 lower than Mr. Rachmany's property.

118

119 Mr. Rachmany said that it is a very long driveway, and asked the Commission to think about
120 the snow in the winter. Mr. Rachmany said that he will probably use the plow which will have
121 salt. Mr. Rachmany said that he sees no place for them to put the snow. Mr. Narayana said that
122 the Commission imposes conditions. Mr. Moulton explained the standard condition is to use
123 environmentally friendly salt. Mr. Rachmany said that there is no way to enforce this. Mr.
124 Narayana said that it shouldn't be a problem. Mr. Rachmany said that it will end up in the
125 wetlands. Mr. Narayana said that is why the Commission adds the condition. Mr. Rachmany
126 asked how it will be enforced. Mr. Narayana said that he is sure that Mr. Rachmany will do so.
127 Mr. Rachmany said that he cannot know what chemical they are using. Mr. Moulton said that
128 the Agent has limited time to inspect every little thing, and that the Commission sets the
129 requirements and expects people to adhere to them.

130

131 Mr. Rachmany said that the Commission has the power to reject the plan, and to protect the
132 environment. Mr. Narayana said that if they use that attitude, there will be no construction in
133 Town. Mr. Rachmany said that he disagrees, and that they [the applicant] took this risk when
134 they didn't build on it before [under an older OOC].

135
136 Mr. Mark Dassoni (49 Hawthorne Road) said that if every project had a clerk of the works,
137 everything would be followed to the letter, but unfortunately, there's not everybody
138 everywhere, that's what that is.

139
140 Mr. Dassoni said that this looks a lot better, more prepared, and asked about the symbols of the
141 map. Ms. Hastings said that that is the replication area. Mr. Dassoni said that was worked on
142 and better, data driven. Mr. Dasson said that will work out better for you. Mr. Moulton said
143 that is the mitigation area, they doubled the area that they are filling.

144
145 Mr. Dassoni asked about other houses in the area. Ms. Hastings said that Mr. Rachmany's is
146 the only one.

147
148 Mr. Dassoni asked about another symbol on the plans. Ms. Hastings said that it is the
149 infiltration trench. Ms. Hastings said that this end of the driveway will infiltrate water from
150 smaller storms. Mr. Dassoni said that's going to indicate any water flow will be over the
151 driveway and gravity driven. Ms. Hastings said that the idea is that the driveway is lower than
152 the property it will go under the driveway through the culvert and the rest will go over the
153 driveway.

154
155 Mr. Dassoni concluded his comments by saying that these plans are better, and said to Mr.
156 Rachmany that if there was a clerk of the works, he [Mr. Rachmany] would be happy.

157
158 Mr. Wands asked if they are going to go ahead with invasive species management, and
159 mitigation as part of this plan. Ms. Hastings confirmed that they will.

160
161 Mr. Narayana made a motion, seconded by Mr. Wands to close the hearing. Motion passed 4-
162 0-2. (Roll call vote: KN, GT, GW, CVL). Abstained: WM, and GC.

163
164 **8:52 Review 2/22/2021 Meeting Minutes**

165 The Commission reviewed the meeting minutes.

166
167 Ms. Van Lancker made a motion, seconded by Mr. Narayana to approve the Meeting Minutes
168 as amended. Motion passed 6-0-0. (Roll call vote: KN, GW, CVL, WM, GC).

169
170 **9:00 Agent's Announcements**

171 The Agent announced that a property owner would like to cut down two trees. The Agent said
172 that the owner is concerned, because they are close to his house and he has lost some branches.
173 The Agent said she did not see them as a hazard but suggested that the Commission could offer
174 a different perspective. The Commission suggested going over there on Saturday.

175
176 Mr. Steve Morgan (135 Concord Street) used the raised hand function from the zoom platform.
177 Mr. Morgan spoke about his concerns regarding a "buried stream" on the Mindess School and
178 said that it was not properly mapped on the ANRAD's plan. Mr. Moulton said that the
179 Commission will be out to do an inspection.

180
181 **9:09 Meeting Adjournment**

182 A motion was made by Mr. Narayana, and seconded Ms. Van Lancker to adjourn the meeting.
183 Motion passed 6-0-0. (Roll call vote: KN, GT, GW, CVL, WM, GC).

184

185 **Documents Reviewed by the Conservation Commission on 3/8/ 2021**

- 186 • Document entitled, *Agenda* dated 3/8/2021
- 187 • Document entitled, *Meeting Minutes Ashland Conservation Commission* dated
188 2/22/2021
- 189 • Plans entitled, *Ashland Trolley Brook Trail 100% Design*, and dated 3/ 1 /2021
- 190 • Plans entitled, *Proposed House Location Plan Lot 50R- 9 Pennock Road Ashland,*
191 *Massachusetts*, dated 3/1/2021
- 192 • Plans entitled, *Existing Conditions* for 90 Concord Street (Mindess School), dated
193 2/4/2021
- 194 • Document entitled, *Ashland Special Conditions Findings of Fact, Trolley Brook Trail*
195 *Memorial Drive to Mgunko Road*