



Town of Ashland

MASSACHUSETTS

MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
March 22, 2021

1
2 Present: Gene Crouch (Chair)
3 William Moulton (Vice Chair)
4 Cathy Van Lancker
5 K.G. Narayana
6 Gabriel Toledo
7 Greg Wands
8 Carl Hakansson
9
10 Maeghan Dos Anjos (Agent)

11
12 **Meeting held by Zoom**

13
14 **Call to order: 7:03 P.M.**

15
16 **7:03 Mr. Crouch reviewed the protocol for the meeting**

17
18 **7:07 ANRAD, Town of Ashland, Mindess School, 90 Concord Street, wetland**
19 **delineation confirmation**

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

22
23 Ms. Kendall stated that Mitch Engineering (the engineering firm) was able to get the
24 topographical information for the stream. Ms. Kendall explained that the stream and the buffer
25 zone were updated on the plans. The location of the parking area and maintenance area were
26 also added to the plans. Ms. Kendall stated that this area is an apparent encroachment to a
27 neighboring property. Ms. Kendall explained that the concrete head wall was added to the
28 plans, but the engineers were unable to observe the pipe.

29
30 Ms. Kendall said that the resource area on 130 Concord Street was field located by Mitch
31 Engineering and the plans were updated to show the approximate lines for the stream and the
32 BVW. Ms. Kendall finalized her comments by stating that someone was hired to do utility
33 locations, and the inverts to the pipes in the ponded wetland.

34
35 Mr. Crouch briefly summarized the resource areas on site.

36
37 Ms. Kendall stated that the 200' Riverfront is approximate to the Sudbury River.

38
39 Mr. Hakansson asked about the intermittent stream that Ms. Kendall was referring to. Mr.
40 Crouch explained that there are two streams. Mr. Hakansson stated that he recalls a filing
41 across the street and at that time, the Commission was surprised to determine that the stream
42 was perennial. Mr. Hakansson asked how it can be perennial there, but not at the school. Mr.

43 Crouch explained that this is possible if the watershed is big enough on one side. Mr. Crouch
44 asked Ms. Kendall about her findings with Stream Stats. Ms. Kendal said that it is 0.00575
45 cubic feet per second at the 99% flow duration. Mr. Narayana asked about watersheds and how
46 they impact streams. Mr. Crouch said that they look for the point of a stream where it is
47 perennial and explained that from that point down, it is perennial.
48

49 Mr. Narayana asked when construction starts and if they will save trees on the back. Mr.
50 Narayana also asked about the path the Commission walked during the site visit [held on
51 March 13, 2021]. Mr. Crouch said that it was a good question, but it was not jurisdictional to
52 the Commission.
53

54 Mr. Mark Dasoni [49 Hawthorne Road] asked that once the Commission votes, will any
55 delineations be permanent or will they change. Mr. Crouch said that if the Commission
56 approves it as presented, it will have established the flags for three years. Mr. Crouch said that
57 if they come back with a NOI, they will rely on this plan for the purposes of the delineation.
58

59 Mr. Narayana made a motion, seconded by Ms. Van Lancker to approve the boundary. Motion
60 passed 6-0-1. (Roll call vote: KN, GT, CVL, GW, WM, GC). Mr. Hakansson abstained.
61

62 **7:34 SMP 2021-01, Richard Barbieri, 10 Metcalf Ave, garage installation, driveway,**
63 **and utilities (continued from 2/22/2021)**

64 Mr. George Connors (Representative- Connorstone Engineering) was present for the hearing.
65

66 Mr. Connors stated the plans were updated to reflect the comments from the Town Engineer
67 which included a snow storage location, a grass strip, and filter fabric for the stone trenches.
68 Mr. Crouch stated that he does not know if the filter is needed above the stone trenches. Mr.
69 Connors said that he does not think that they need filter fabric at all.
70

71 Mr. Connors also explained that there has been correspondence with EPA and DEP and that
72 they are in compliance. Mr. Connors said that the Agent has those emails.
73

74 Mr. Crouch asked the Agent if Mr. Evan White (Town Engineer, not present at the hearing)
75 was satisfied with the plans. The Agent explained that Mr. White's initial comment was a
76 concern about pretreatment and that the plans do not offer pretreatment. The Agent explained
77 that the plans relied on street sweeping to get pretreatment credit which cannot be done unless
78 the site is being meticulously swept. The Agent said that after speaking with Mr. White and
79 explaining to him that the site is subject to the Nyanza Groundwater Plume, and high
80 groundwater levels, he understood the constraints within the site. The Agent said that Mr.
81 White is satisfied, but he mentioned that the maintenance of the grass strip needs to be taken
82 care of and a statement needs to be added to the O&M Plan. The Agent said that she can send
83 that language to Mr. Connors.
84

85 Mr. Crouch asked how wide is the grass strip. Mr. Connors said that it is three feet wide. Mr.
86 Crouch said that he saw that there was discussion that the filter strip is not 25' wide. Mr.
87 Connors said that the lot is only 12,500 square feet and it is an improvement over what was
88 there.
89

90 Mr. Narayana stated his concern for digging down as the site is located within the Nyanza
91 Groundwater Plume. Mr. Narayana asked if a declaration from EPA or DEP is needed. Mr.
92 Connors stated that they have addressed this, and that an LSP will be on staff for any work that
93 they encounter.

94
95 Ms. Van Lancker made a motion seconded by Mr. Narayana to close the hearing. Motion
96 passed 6-0-1. (Roll call vote: KN, GT, CVL, GW, WM, GC). Mr. Hakansson abstained.

97
98 **7:46 NOI, 58 Exchange Ashland, LLC. 16 Union Street, Lot 2, four-unit residential**
99 **building (continued from 2/22/2021)**

100 The applicant requested a continuance.

101
102 Mr. Narayana made a motion seconded by Mr. Toledo to continue the hearing to 4/26/2021.
103 Motion passed 7-0-0. (Roll call vote: CH, KN, GT, GW, CVL, WM, GC).

104
105 **7:53 Review draft OOC, Magunco Realty Trust, 9 Pennock Road, single family home**
106 Mr. Steve Hickey (Applicant) was present for the discussion.

107
108 The Commission reviewed the draft OOC for 9 Pennock Road.

109
110 Mr. Narayana made a motion seconded by Mr. Toledo to approve 95-944 for 9 Pennock Road.
111 Motion passed 4-0-3. (Roll call vote: KN, GT, GW, CVL). Mr. Moulton, Mr. Hakansson, and
112 Mr. Crouch abstained.

113
114 **8:20 Agent's Announcements**

115 The Agent announced that a property owner will install a pool at 188 East Union Street. The
116 Agent stated that she has been on the site previously, and that there is a stream on the property
117 that flows under a culvert at East Union Street. The Agent stated that the work will be more
118 than 100' from the stream. The Agent said that the stream is an intermittent stream. The
119 Commission had no comments or concerns.

120
121 **8:27 Member Prerogative**

122 The Commission asked about a letter that they had received. Mr. Hakansson asked about
123 Article 97 land associated with the Mindess School property, and said that it is a concern, but
124 that it is not jurisdictional to the Commission. Mr. Crouch said that he sent letter to the Select
125 Board, about the potential for Article 97 Land, but that is hearsay.

126
127 **8:35 Meeting Adjournment**

128 A motion was made by Mr. Narayana, and seconded Ms. Van Lancker to adjourn the meeting.
129 Motion passed 7-0-0. (Roll call vote: CH, KN, GT, GW, CVL, WM, GC).

130
131 **Documents Reviewed by the Conservation Commission on 3/22/ 2021**

- 132
- 133 • Document entitled, *Agenda* dated 3/22/2021
 - 134 • Plans entitled, *Existing Conditions Plan*, dated 3/19/2021
 - 135 • Plans entitled, *Proposed Site Plan of 10-12 Metcalf Avenue in Ashland, MA*, dated
136 3/18/2021
 - Document entitled, *Ashland Special Conditions Findings of Fact, 9 Pennock Road*