



Town of Ashland

MASSACHUSETTS

MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
August 24, 2021

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

10 **Meeting held by Zoom**

11
12 **Call to order: 7:15 P.M.**

13
14 **NOI/SMP, Town of Ashland, Mindess School, 90 Concord Street, new school (continued**
15 **from 8/9/2021)**

16 Mr. Crouch announced that this is a special meeting to address the Mindess School Project
17 only, the intent is to allow the Commission to focus on this one large topic.
18

19 Bill Beatrice, Flansburgh Architects, shared a revised plan which he stated would address two
20 areas, the Southeast edge, and the relocated parking area, which were discussed during the site
21 walk. Mr. Beatrice explained that they had received feedback regarding the Southeast property
22 edge which they have since refined. Mr. Beatrice noted they will beef up the vegetative
23 screening, and will replace the existing chain link fence with something more solid; they have
24 proposed a 6-foot solid white cedar fence which lowers to 4-feet around the corner. Some of this
25 work will be within the 25-foot No Disturb Zone. Mr. Beatrice stated they have also proposed to
26 add stone in some areas to address the runoff from the hillside.
27

28 Each Commission Member addressed areas of concern.
29

30 Ms. Van Lancker noted that GCG did the peer review, but not for the August 5th plans, she would
31 like their input on the updated plans. Ms. Van Lancker added that GCG has mentioned there
32 were increases of runoff volume during the three recent storm events. Ms. Van Lancker is also
33 concerned with the fields and the high groundwater, how this will be managed during
34 construction; she also inquired as to what erosion controls are being used.
35

36 Mr. Wands inquired as to how the pipe running to the fields will contribute to the stormwater
37 management system. Mr. Wands also inquired as to whether they will be applying for a waiver
38 to address the 25-foot No Disturb Zone.
39

40 Mr. Moulton referenced Sheet C1, Erosion Control Notes, he would like to see a note addressing
41 rainfall events over a certain number of inches, and would like the contractor to have staff on
42 site to inspect, monitor and mitigate any sediment releases. Sheets C2.1 and C2.3 do not show

43 enough information pertaining to temporary sediment basins. Sheet C7 does not show the
44 location of isolator rows referenced. On Sheet C7.3, the Surface Infiltration Basin, will four-bay
45 be sufficient for the flow. On Sheet C8.4 and C8.3 some of the inverts do not match up. The
46 Long-term Pollution and O&M Plan reference to vehicle washing; should refer to a water quality
47 unit rather than a pre-treatment site. Page 3 of the Plan, 2.6, Maintenance of Lawns and Gardens,
48 should be called out for low nitrogen and phosphorous fertilizers. Page 7 of the Plan calls for
49 fertilizing plants in the bio retention area, Mr. Moulton inquired if this is necessary. Page 8 of
50 the Plan, 3.3, should be changed from Ashland Conservation Commission to Mass DEP
51 Regulations. The Phasing Plans, Phase 1, show retention basins in back, but are not shown on
52 Phases 2-4 in the front; there may not be sufficient sediment control measures during
53 construction. Mr. Moulton noted that Page 4 of the SWP notes there is no connection to MS4
54 system, but it will be going into existing stormwater system, this needs to be clarified.
55

56 Mr. Hakansson noted his general concerns are the stormwater calculations, groundwater detail,
57 and accurate delineation of the wetlands.
58

59 In addition to the delineation of the wetlands, Mr. Crouch would also like to reinvestigate the
60 pipe stream through the field to determine the potential impact of the project on the downstream
61 channel. Mr. Crouch would like verification that the stormwater infiltration system has been
62 properly designed in accordance with DEP stormwater management standards.
63

64 Jarod Gentilucci, of Nitsch Engineering noted that they have had multiple conversations with
65 GCG; they are working with them to address remaining comments and ensure all adjustments
66 are put into the drawings and calculations, they should have revised drawings within the next
67 week or so. Mr. Gentilucci noted they are adjusting their calculations to include exfiltration; their
68 goal is to keep the runoff volumes at pre-development levels.
69

70 Mr. Gentilucci discussed the new underslab drainage system that will be installed under the
71 building, he noted that an underdrain will be installed under the swale to pick up surface and
72 groundwater runoff. Michael Quinlan, Compass Project Management, noted that during
73 construction there will be methods for dewatering; sediment basins will be provided, additional
74 sediment controls may be added later in the project.
75

76 Ryan Lynch, of Shawmut Construction, stated there can be changing conditions during the
77 course of construction, he noted they are required to control any water issues. There will be staff
78 on standby 24-hours, but not on-site. Mr. Moulton would like the contractors to be proactive,
79 not reactive.
80

81 Sandy Brock, of Nitsch Engineering noted this Project will need a Stormwater Pollution Plan
82 which could be incorporated into the Order of Conditions and must be followed by the contractor.
83

84 Mr. Crouch reviewed each of the issues raised pertaining to the plans; Mr. Gentilucci and Mr.
85 Lynch discussed how each of the concerns will be addressed; they are currently working to
86 address some changes requested by the peer review team.
87

88 Mr. Hakansson inquired as to demolition of the existing building, Mr. Beatrice noted that when
89 Phase 2 is complete, the ring road will be constructed. Mr. Hakansson inquired, and Mr. Beatrice

90 responded, that they anticipate some blasting of ledge on the hillside. Mr. Beatrice noted there
91 has been extensive boring data collected. Mr. Beatrice expressed confidence in their geotechnical
92 engineer, who they have used many times in the past without any issues.

93
94 Mr. Crouch stated that he would like to see more effort to accommodate the 25-foot No Disturb
95 Zone. Mr. Gentilucci believes there may be opportunity to get the parking area outside of the 25-
96 foot No Disturb Zone, they will look at options, possibly creating two smaller parking areas. Mr.
97 Crouch noted they would like to see them try to do this, otherwise the waiver request should be
98 modified to include this. Mr. Hakansson gave background history on the stream on the hillside,
99 noting that remnants of the stream still exist. The waiver will need to be modified for the fence
100 also.

101
102 Mr. Crouch inquired if a hydrogeologist had been utilized to determine information such as
103 groundwater, velocity and flow direction; Mr. Gentilucci responded one was not. Mr. Gentilucci
104 discussed the test pit results and noted that testing was conducted over 5-6 days. Mr. Crouch
105 inquired, and Mr. Gentilucci responded, there were no signs of any significant disturbance to the
106 site.

107
108 Mr. Crouch discussed DEP's requirement that there be two-feet of separation between seasonal
109 high groundwater to the bottom of the system. Mr. Crouch stated he would like confirmation,
110 prior to the construction of the basin, by a confirmatory test pit in the location of the infiltration
111 system; Mr. Gentilucci agreed.

112
113 Mr. Gentilucci discussed the early installation of swale in Phase One of construction; as well as
114 immediately managing hillside runoff and groundwater coming off the hillside. Mr. Gentilucci
115 explained that when he refers to the stormwater management system, he is referring primarily to
116 the underground systems, the infiltration basin and raingarden; components for treating runoff
117 are manholes, catch basins and piping. Mr. Gentilucci stated they have designed the site and the
118 stormwater management system to handle, not only typical rain events, but to also handle 100-
119 year rain events; he expressed confidence in their design.

120
121 At this time, Mr. Crouch opened up the hearing to comments from the public.

122
123 Mark Dassoni, resident, noted the complexity of the project. Mr. Dassoni inquired as to the
124 timeframe before the drainage system would require maintenance. Mr. Crouch explained the
125 O&M Plan addresses the timeframe for maintenance and cleaning it out, which is typically once
126 or twice a year, and maintenance as necessary.

127
128 Stephen Morgan, resident, would like to see the peer review comments between GCG and Nitsch
129 posted for the public. Mr. Morgan would like to see the Falcone monument that is located within
130 the 100-foot buffer zone, to remain undisturbed. Mr. Morgan stated that the drainage issue in
131 the field needs to be addressed; and that the digging for the project caused flows behind the
132 school and through the cemetery.

133
134 Cathy Rooney, resident, thanked the Commission for holding this special session; she thanked
135 the Commissioners, Applicant, consultants and contractors for their hard work. Ms. Rooney
136 inquired if there would be a gap at the bottom of the fence for wildlife to get in and out; Mr.

137 Beatrice responded there is not, but this could be redesigned to create a small gap at the bottom.
138 Mr. Crouch noted typically DEP determines that a proposed fence, with a 6-inch gap, will not
139 be a detriment to wildlife, and added that the Commission's jurisdiction is only within the buffer
140 zone. Mr. Beatrice noted they will look at this with the landscape architect.

141
142 Ms. Rooney brought up for discussion, how stormwater will be prevented from getting into the
143 current school during Phase One of construction. Mr. Crouch noted it is not a wetlands protection
144 issue, but hopes it will be considered during planning of the construction process.

145
146 Ms. Rooney expressed concern with the number of recent weather events and hopes the
147 contractors will remain proactive in protecting the site. Mr. Crouch stated that these
148 considerations will be included in the Stormwater Pollution Prevention Plan. The O&M will
149 outline which Town Departments will oversee which areas, most will be handled by DPW and
150 Facilities departments. Mr. Crouch explained MS4 permitting requirements.

151
152 Ms. Rooney inquired, and Ms. Brock responded, that the groundwater levels can vary and can
153 depend on the ledge; the geotech engineer will be consulted in regards to the groundwater levels
154 on the different building sides.

155
156 At this time, Mr. Crouch noted he would like to request a continuation while the Project Team
157 makes revisions and provides responses to the peer review comments received; Commission
158 Members discussed their availability. Mr. Quinlan stated they do need to get that point where
159 they can receive an Order of Conditions; he noted they are looking to break ground in October
160 or early November. Mr. Gentilucci noted that the hope was to wrap things up by the end of this
161 week or next week, to provide updated plans, calculations and peer reports.

162
163 **Motion:**
164 A motion was made by Ms. Van Lancker, and seconded Mr. Moulton, to schedule a special
165 meeting on Wednesday, September 8, 2021 at 7:00 PM. Motion passed 5-0-0.

166
167 Mr. Quinlan inquired as to when they may expect to see an Order of Conditions, or a draft Order
168 of Conditions. Mr. Crouch noted his hope that there will be a draft by the next meeting; and
169 would also be dependent on receiving their responses.

170
171 Commission Members thanked the Project Team for their time; and the public comments as well;
172 noting it was an advantageous meeting.

173
174 **Meeting Adjournment**
175 A motion was made by Mr. Moulton, and seconded by Mr. Hakansson, to adjourn the meeting.
176 Motion passed 5-0-0.

177
178 The meeting adjourned at 11:20 PM.
179

180
181 **Documents Reviewed by the Conservation Commission on 8/23/2021**
182 • Document entitled, *Agenda* dated 8/23/2021
183 • Mindess School Plans, 90 Roberts Road, dated June 14, 2021, revised August 6, 2021