



Town of Ashland

M A S S A C H U S E T T S

MINUTES OF MEETING
ASHLAND CONSERVATION COMMISSION
July 14, 2014

Present: Gene Crouch (Chair)
Carl Hakansson
Jeffrey Lingham
Cathy Van Lancker
Matthew Selby (Agent)

Absent: Eric Perkins
Bill Moulton (Vice Chair)

Guests: Angelo Catanzaro (for 133 West Union St)
Peter Lavoie (for 133 West Union St)
Vito Colona (for Whittemore Drive)

Call to order: 7:18 PM

1. DEP# 95-851: 226 Olive Street, ANRAD

Public hearing to consider an Abbreviated Notice of Resource Area Delineation filed by Dan Aho for the confirmation of a wetland delineation on 8 acres of land on Olive Street, identified on the Town's assessor maps as Map 27, Lots 103 and 109.

Dan Aho appeared to discuss the delineation and his plan to divide #226 Olive St. Selby walked the wetland line with the wetland scientist (Dave Burke) and the applicant this morning. Changes made in the field have been reflected in the plans before the Commission. The Commission would like to review the wetland delineation. Site walk scheduled for Thursday, July 24 at 6pm.

Ms. Van Lancker made the motion, seconded by Mr. Hakansson, to continue the public hearing to July 28 at 7:15pm. Motion passed 4-0-0.

2. DEP# 95-855: 133 West Union Street, NOI and SMP

Public hearing to consider a Notice of Intent and an application for Stormwater Management Permit filed by Martin Loiselle, Capital Group Properties, for the construction of four apartment buildings, a club house, associated driveway and parking areas, stormwater management system, utilities and site grading on 7.62 acres of land, portions of which are bordering vegetated wetlands. The project includes the alteration of 830 s.f. of bordering vegetated wetlands and 1,380 s.f. of wetland replication. The project is located at 133 West Union Street.

Angelo Catanzaro, represented the developer and owner of the property. Project is a comprehensive permit, Chapter 40B. First ZBA public hearing is scheduled for 7/23.

Peter Lavoie, Guerriere & Halnon, gave an overview of the project.

Project is for 140 units in five new buildings: Four apartment buildings, three and four stories, plus a 2-unit building.

Existing historic house will be converted to a club house. Project will be serviced by public water, sewer, gas and electric.

All Roof runoff and stormwater will be recharged.

Project designed for no increase in stormwater runoff rate or volume.

Parking areas collected with 4-foot deep sump catch basin before infiltration.

Isolator row in infiltration systems for additional TSS removal.

Rip-rap pool at location of overflow to dissipate energy prior to discharge to wetlands.

830 sf of wetland filling for driveway crossing.

2,800 sf of 25-foot No Disturb Zone will be disturbed, including the crossing.

1,300 sf of wetland replication area proposed.

What is highest/lowest point? Elevation 294 to Elevation 244 (drop of 50 feet).

15 test pits, and 10 percolation tests. Soils on site are hydrologic class B.

How was flow measured in the stream? It was dry when the engineer was there.

Groundwater elevation was found to be 8-feet during testing, in an area where a 10-foot cut is proposed. Engineer designed an under-drain to deal with groundwater flows.

Parking lot near Building B is proposed to be 8-feet below the wetland. Mr. Crouch raised a concern about a cut that deep and subsequent draining the wetland.

Mr. Lavoie responded that the wetland in that location is a drainage swale.

How tall is the wall behind Building B? It will be 20 feet above grade at the highest point.

Wetland crossing is proposed to be a 24" RCP. Mr. Crouch said more study should be done on upstream discharges to the intermittent stream. Mr. Lavoie did not know that Thurston Lane drains through this property.

The Commission would like to conduct a site visit. The crossing should be staked. Replication area should be staked. Abutter Mr. Robin Hicks gave permission for the Commission to cross onto his property to view the upstream portion of the wetland.

Mr. Crouch asked about the bump outs near the wetland crossing. Because 140 units are proposed, 180 parking spaces are required.

Mr. Crouch does not like the encroachment into the 25-foot No Disturb Zone. Project denials for not abiding by the No Disturb Zone have been upheld.

Public comment/questions

Jim Hanna, Eliot Street – sidewalk to Frankland Road? Will be done by the Town.

Robin Hicks, Frankland Road – Areas of flooding? There is no mapped floodplain on the FIRMs. Discussion about tile drains on the north side of the wetland.

Stu Eynon, Pennock Road – When Indian Spring Road was constructed the culvert under Route 135 was damaged. When Pennock Road was built a 4-foot culvert was installed (Commission later confirmed it is a 36” pipe). The 24” culvert proposed for the wetland crossing is insufficient. There is an existing drainage issue on Indian Spring Road, in particular along the gas line. How will the proposed retaining walls impact the properties along Indian Spring Road? How do the infiltrators work? Mr. Lavoie explained the testing and design. The infiltrators will be in fill areas, a minimum of 2’ above seasonal high groundwater. The drainage is designed to recreate existing hydrologic conditions to the best extent practical.

Judith Eneguess, Indian Spring Road – Increase in flooding over recent years along the gas line. The brook splits in high runoff events and runs along the gas line behind the homes on Indian Spring Road.

Doug Scotland, 142 West Union Street – Property receives runoff from Route 135. Super-concerned about increase in runoff from the project.

Site Walk: Sunday, July 27 at 9am, meeting at the house at 133 West Union. The crossing and mitigation areas will be staked/flagged in preparation for the site walk.

- identify culvert that conveys water under Route 135
- G&H to research hydrology upstream, including Pennock and Thurston Lane developments

Mr. Hakansson made a motion, seconded by Ms. Van Lancker to continue the public hearing to August 11 at 7:15pm. Motion passed 4-0-0.

3. DEP# 95-854: Lot 6 Whittemore Drive NOI and SMP.

Public hearing to consider a Notice of Intent and an application for Stormwater Management Permit filed by Paul Croft, PRC Builders, for the construction of single family house, driveway, septic system and associated site grading within the 100-foot buffer zone to bordering vegetated wetlands. The project is located at Lot 6, Whittemore Drive.

Vito Colona of Connorstone Engineering appeared before the Commission. Proposal is for a single family house and septic system. No well proposed. Drywell will collect and infiltrate roof runoff and runoff from the driveway. Deep sump catch basin will treat driveway runoff.

The frontage lots are taking a piecemeal approach. Mr. Crouch mentioned that when Parcel A comes before us the stormwater design will need to take into account the entire subdivision including the frontage lots.

The Commission recently walked the site as part of an ANRAD. Jeff Lingham, new the Commission, is not familiar with the site and would like to do a site visit. Mr. Selby said he would go with Jeff on Thursday, July 17.

Mr. Lingham made a motion, seconded by Mr. Hakansson, to close the public hearing and issue an OOC and an SMP. Motion passed 4-0-0. Signatures obtained.

4. Wetlands Bylaw# 2014-01: Lot 2, Whittemore Drive NOI and SMP

Public hearing under the requirements of the Ashland Wetlands Protection Bylaw to consider a Notice of Intent and an application for Stormwater Management Permit filed by Paul Croft, PRC Builders, for the construction of single family house, driveway, septic system and associated site grading within the 100-foot buffer zone to a locally-regulated vernal pool. The project is located at Lot 2, Whittemore Drive.

Vito Colona of Connorstone Engineering appeared before the Commission. Proposal for a single family house, driveway, septic and well within the 100-foot buffer to a locally-regulated vernal pool. Driveway runoff treated by a rain garden before discharge to vernal pool. Drywell to infiltrate roof runoff.

Discussion about maintenance of stormwater infrastructure. Mr. Croft said he would lean toward forming a homeowners association to maintain all the infrastructure.

ACTION – add deed language to OOC for maintenance of the rain garden. Need to see an easement for the rain garden.

Ms. Van Lancker made a motion, seconded by Mr. Lingham, to continue the public hearing to July 28 at 7:15. Motion passed 4-0-0.

5. Wetlands Bylaw# 2014-02: Lot 3, Whittemore Drive, NOI and SMP.

Public hearing under the requirements of the Ashland Wetlands Protection Bylaw to consider a Notice of Intent and an application for Stormwater Management Permit filed by Paul Croft, PRC Builders, for the construction of single family house, driveway, septic system and associated site grading within the 100-foot buffer zone to a locally-regulated vernal pool. The project is located at Lot 3, Whittemore Drive.

Vito Colona of Connorstone Engineering appeared before the Commission. Proposal for a single family house, driveway, septic and well within the 100-foot buffer to a locally-regulated vernal pool. Peak rate of runoff is proposed to be mitigated by a swale and temporary basins on Parcel A.

An NOI must be filed for the work on Parcel A and Lot 5 before Lots 2 and 3 can be permitted.

Ms. Van Lancker made a motion, seconded by Mr. Lingham, to continue the public hearing to July 28 at 7:15. Motion passed 4-0-0.

6. SMP# 2014-03, 41 Front Street (Needham Bank).

Mr. Selby did not receive the updated plans and dated O&M plan in time to draft the SMP for signature.

7. Warren Woods Encroachments

Remaining encroachments include 73 Eliot St., 177 Prospect St., 191 Prospect St., and 171 Prospect St.

ACTION: Mr. Selby will follow up with the Roche's re: the right of entry to access the encroaching shed through their property. Mr. Crouch will approach the BOS to reallocate funds previously approved for testing to allow the use to remove encroachments.

8. DEP# 95-674 Certificate of Compliance

Received request for partial COC for #39 Ridgewood, part of Hillcrest Estates.

Ms. Van Lancker made a motion, seconded by Mr. Lingham, to issue a partial COC. Motion passed 4-0-0.

Ms. Van Lancker made a motion, seconded by Mr. Hakansson, to adjourn the meeting at 10:33 pm. Motion passed 4-0-0.