



Town of Ashland

MASSACHUSETTS

MINUTES OF MEETING ASHLAND CONSERVATION COMMISSION November 10, 2014

Present: Gene Crouch (Chair)
Carl Hakansson
Jeffrey Lingham
Bill Moulton (Vice Chair)
K.G. Narayana
Cathy Van Lancker
Matthew Selby (Agent)

Guests: Tom Houston, Professional Services Corp (peer review engineer)
Peter Lavoie, Guerriere & Halnon (project engineer)
Martin Loiselle, Capital Group Properties
William Depietri, Capital Group Properties

Call to order: 7:15 PM

1. DEP# 95-855: 133 West Union Street, NOI

Continued 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.

Peter Lavoie, project engineer, presented on behalf of the applicant. Plans with a revision date of November 10, 2014 were presented. A peer review letter from the Professional Services Corp. was received on October 14, 2014.

There was a question about where the storm drain discharges from the site. A 12" CMP was found behind 110 West Union Street. An 18" HDPE pipe discharges to a catch basin in the street which discharges to a 12" CMP. A higher 8" pipe carries overflows down the street to another outfall. That pipe is about 1/2 full of debris.

A gas line easement through the property was located on the plans and grading within this easement was removed from the plans.

All outlets from underground detention basins were outfitted with rip-rap settling basins and level spreaders.

The under-drain for Building B was disconnected from the underground detention basin and directed to a new settling pond with level spreader.

Additional snow storage areas were created and shown on the plans (sheet C2).

Gene Crouch asked if the soil boring logs requested at a previous public hearing were furnished. Peter Lavoie said they have not been furnished.

Bill Moulton asked about inspection ports for the underground basin. Mr. Lavoie said that the manufacturer will specify the number and location of inspection ports. The isolator rows will have inspection ports along them. What is operation and maintenance for inspection and cleaning of the isolator rows? This needs to be added to the O&M plan.

Jeff Lingham asked for a sketch/plan showing the path of stormwater from the site and the drain pipes beneath West Union Street. Mr. Lavoie said a sketch will be produced.

Mr. Hakansson pointed out the fact that under existing conditions, the western third of the property appears to drain to the west. Mr. Lavoie stated that because of the road drainage, all water from this property that drains to the west is collected by the road drainage and discharges to the wetland onsite.

Mr. Crouch asked about excavation for Building B and the retaining wall behind it. The excavation will encounter groundwater. The concern is that the time of concentration for groundwater will be altered, accelerating the time it takes for groundwater to reach the wetland. As designed, the project appears to upset the hydrologic regime for the wetland. Mr. Lavoie said he took measures to slow and disperse the discharge of groundwater to the wetland.

Have the groundwater monitor pipes placed in the locations of the underground detention basin been checked since they were installed in February or March 2014? *No.*

Ms. Van Lancker pointed out the need for a wetland replication plan for the two wetland replication areas.

Mr. Moulton asked for "maintaining appropriate spill response materials" on site as part of the construction plans. References to hay bales in the Construction Sequencing Plan should be removed. Only low nitrogen/low phosphorus fertilizers (Standard 9, E) and sodium-free deicers may be used (Standard 9, J).

Mr. Crouched mentioned a USGS model called MODFLOW can create a 3D model of groundwater on the site. This model might shed some light on how groundwater will change due to this construction.

Mr. Tom Houston, Professional Services Corp. (peer review engineer), affirmed that a MODFLOW model would help predict how the hydrology to the wetland might be changed due to the project.

Another impact to the hydrology of the wetland to be considered is the proposed irrigation well.

Mr. Houston presented his peer review letter. He affirmed that given that the project before the Commission is a 40B, the Commission's responsibility is for the administration of the state Wetlands Protection Act only; that the ZBA will need to uphold or waive the local Wetlands Protection Bylaw.

It appears that the 25-foot NDZ was not drawn accurately -- it is drawn on the plans at approximately 18-feet from the wetland line.

Mr. Houston read several of his comments from his October 14, 2014 letter. Among the highlights:

- How will stormwater be managed during the construction stage with no discharge to the subsurface basins?
- A stormceptor was proposed only in one location; recommend adding Stormceptor or equivalent prior to discharge to each of the underground basins. This will help with any oil from the parking lot as well as sediment.
- Pre and post development watershed plans were not supplied, only described.
- Project approval letter reflects the Town's desire to see Low Impact Development and the State's stormwater handbook requires that LID be considered.
- Snow storage remains a concern and the new areas added to the plans will be reviewed.
- Still looking for pipe capacity calculations
- Need additional documentation regarding the wetland delineation
- SWPPP should have daily street sweeping during construction.
- Pumping rate of irrigation well should be provided to determine impact on wetlands.
- Equipment refueling area with spill kit should be shown on the plans.
- Groundwater flow on the site should be provided.
- Long-term O&M Plan should be tailored to this project.
- Manual sweeping reference should be deleted and sweeping should be done monthly on average with higher frequency in spring and fall.
- TSS calculations should be revised (there are no sediment forebays proposed but credit is taken for them).
- The SWPPP should be revised requiring all stockpiles outside the 100-foot buffer zone.

Mr. Lingham said he would like to see plans showing the actual 25-foot No Disturb Zone, to see calculations of the area of the 25-foot NDZ proposed to be disturbed, and to see activity within the 25-foot NDZ be removed.

The hearing was opened to comments from the public.

Robin Hicks, 11 Franklin Road: How many concerns from the peer review engineer have been satisfied by the changes presented tonight? *The peer reviewer will need to review the revised plans and will put together a response letter.* Has anyone looked at the trees in the wetland and what will happen to them? *The change of hydrology to the wetland is a concern of the Commission.*

Stuart Eynon, 43 Pennock Road: Main concern is that the peer reviewer double-check all numbers that have been changed by the developer's engineer. How many square feet of snow storage is being provided? *The number has not been calculated.* Turf management plan needs to be addressed.

Paul Kendall, 25 Olive Street: Where are the new snow storage areas? *They were pointed out on the plan.* Many of the snow storage areas are behind parking spots. In order for them to be utilized the snow storage areas must be accessible. Almost all the snow that falls on this project will need to be hauled off the site. How will this disrupt the hydrology to the wetland? The retaining wall behind Building B will disrupt groundwater flows and will impact abutters and the wetland. If the areas underneath the underground detention basins should not be disrupted during construction, how can the project be constructed at all?

Mr. Catanzaro said the applicant is coming up with a snow storage and removal plan. One aspect of this plan is an industrial melting machine on site to manage snow and discharge melted snow on-site.

Mr. Lingham expressed his concern about the impact that clear-cutting the entire area outside the wetland could alter the wetland by disrupting hydrology (loss of transpiration) and removing the shade the existing vegetation provides for the wetland.

Mr. Crouch agreed that trees and shrubs move a lot of groundwater, especially in the summer months, and clear cutting the site will result in a wetter wetland, which could drown the mature vegetation in the wetland which also provides a buffer between West Union Street and the proposed four-story buildings.

Next Steps: G&H will get plans and a written response to the peer review to PCS, incorporating additional comments received tonight. Other items requested: MODFLOW analysis of groundwater, soil boring logs, snow storage plan, stormceptors added to each treatment train, updated stormwater O&M, wetland replication plan, and a pre and post watershed plan, and accurate depiction of the 25-foot No Disturb Zone on each sheet in the plan set. The Commission will be submitting a letter to the ZBA requesting they uphold the 25-foot No Disturb Zone provision of the Wetland Protections Bylaw.

Mr. Moulton made a motion, seconded by Ms. Van Lancker, to continue the public hearing to Monday, December 8, 2014 at 7:15pm. Motion passed 6-0-0.

2. New member: Mr. Moulton made a motion, seconded by Ms. Van Lancker, to recommend Mr. Paul Wiencek be appointed to the Commission by the BOS. Motion passed 6-0-0.

3. Certificate of Completion, SMP# 2013-02 (190 Pond Street, Dunkin Donuts)

Ms. Van Lancker made a motion, seconded by Mr. Moulton, to issue a Certificate of Completion for the Stormwater Management Permit for 190 Pond Street, Dunkin Donuts (SMP# 2013-02). Motion passed 6-0-0.

4. Warren Woods Encroachments

Mr. Selby updated the Commission on the status of the survey and encroachment removals.