



## Town of Ashland, *Office of Conservation*

MEETING MINUTES  
ASHLAND CONSERVATION COMMISSION  
January 5, 2026

Present: Gregory Wands (Chair)  
Carl Hakansson (Vice Chair)  
Owen Ackerman  
Preston Crow  
Gene Crouch  
William Moulton

Agent: Becca Solomon  
Assistant: Sofia Chrisafideis

Meeting held in person in the Select Board Room and remotely via zoom  
Call to order: 7:00 P.M.

**Chair Gregory Wands read the Ashland Conservation Commission virtual meeting protocols, and meeting recording announcement. Mr. Wands announced that the Conservation Commission was implementing a three-minute limit for each resident comment per hearing.**

**Notice of Intent, 61 Waverly Street, Map 15 Parcel 12, The Gutierrez Company, DEP File No. Not Yet Issued**

Mr. Lopez (Applicant, The Gutierrez Company), summarized that there was confusion regarding tonight's agenda and that they were hoping to discuss some materials regarding blasting and dewatering that the Commission had previously requested, as well as some additional analysis that had been done regarding the soils on site. Mr. Lopez added that the Commission may not be prepared to discuss that tonight, and does not understand if the Commission would like to continue. Mr. Lopez continued, that they would like to attend the regularly scheduled meeting on January 12<sup>th</sup> to discuss those materials, and that the GCG comments were very detailed and it may be worth discussing both reviews separately. Mr. Lopez added that there is an update on the MassDEP file number, that their office finally has received the filing fees and the file number should be issued soon. Mr. Lopez continued that the team is currently working through the GCG comments and may have some responses to those on the 12<sup>th</sup>, but are currently planning to submit their responses in phases.

Mr. Hakansson responded that the agenda on January 12<sup>th</sup> is already extensive and that the regular meetings are not televised, and are trying to keep all 40B hearings televised for transparency reasons, and offered to meet on January 20<sup>th</sup> to allow the application team some more time to respond to GCG's comments. Mr. Hakansson added that GCG would be able to attend that meeting, and would allow the

42 Commission more time to review the materials as well. Mr. Lopez responded that that should work,  
43 however, would need to confirm with the team. Mr. Arnold (Goddard Consulting, Wetland Scientist) and  
44 Mr. Park (Civil Engineer, SMMA) confirmed that January 20<sup>th</sup> would work for them. Mr. Park asked for  
45 confirmation that that there was not an expectation that additional materials needed to be submitted for  
46 the January 20<sup>th</sup> meeting. Mr. Hakansson responded that the Commission is looking to receive the team's  
47 response to the GCG Peer Review as well as the comments provided by the Conservation Commission at the  
48 December 1<sup>st</sup> meeting, and comments provided by the Conservation Office on November 17<sup>th</sup>, and that all  
49 materials should be submitted on January 13<sup>th</sup> or January 14<sup>th</sup> at the latest. Mr. Lopez asked why this  
50 hearing needs to be televised as opposed to other hearings. Mr. Hakansson responded that all future 40B  
51 hearings will be televised, this application just happens to be the first. Mr. Hakansson added that if they are  
52 agreeing to meet on January 20<sup>th</sup> that the next meeting would be held on February 2<sup>nd</sup>. Mr. Lopez responded  
53 that he understood. Mr. Hakansson continued, that keeping all 40B hearings separate from regularly-  
54 scheduled meetings allow the Commission to discuss each application in detail and avoid extraordinarily  
55 long meetings, and so both the Commission and the applicants benefit from the separation of the hearings.  
56 Ms. Solomon stated that there may be a Housing Production Plan meeting in the Select Board Room and will  
57 be televised, however, it does not look like it has been confirmed. A quorum was confirmed for the  
58 Conservation Commission meeting on January 20<sup>th</sup>. Mr. Crouch stated that for the record, the meeting on  
59 the 20<sup>th</sup> would be televised and held hybrid with an in-person option in the Select Board room. Mr. Lopez  
60 asked that, if there is an issue with a meeting happening on the 20<sup>th</sup>, if they could be continued to the 12<sup>th</sup>.  
61 Mr. Hakansson responded that the January 12<sup>th</sup> meeting is already packed, and as there already is an agenda  
62 they would have to be listed at the end of the agenda.

63  
64 Mr. Park asked if there was an update on the Beals and Thomas wetlands peer review. Ms. Solomon  
65 responded that the last she heard, Beals and Thomas had received the revised delineation forms and  
66 planned to start their review this week, and planned to have the review completed on January 12<sup>th</sup>. Mr. Park  
67 responded that he understood. Mr. Lopez responded that if that is received in a timely manner, they could  
68 incorporate their response to that review as well. Mr. Hakansson asked Ms. Solomon to notify Mr. Carter of  
69 the meeting timeline as well.

70  
71 Mr. Wands opened up the discussion to the public. No discussion was made.

72  
73 **Motion:** Mr. Hakansson moved to continue the hearing for the Notice of Intent at 61 Waverly Street, Map  
74 15 Parcel 12 to January 20<sup>th</sup>, 2026, at 7:05 PM. The motion was seconded by Mr. Crow.

75 **Vote:** The motion passed with a 6-0-0 vote. (Rollcall vote: OA, PC, GC, CH, WM, GW)

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77 Ms. Solomon confirmed that the meeting has been added to the calendar.

78  
79 **Review Minutes from 12/1/2025:**

80 **12/1/2025 Meeting Minutes:**

81 The Commission reviewed and edited the December 1, 2025 meeting minutes.

82  
83 **Motion:** Mr. Hakansson moved to approve the December 1, 2025 meeting minutes as discussed. The motion  
84 was seconded by Mr. Crow.

85 **Vote:** The motion passed with a 5-0-1 vote. (Rollcall vote: PC, GC, CH, WM, GW) Mr. Ackerman abstained.

86  
87 **Member Prerogative:**

88 Mr. Moulton stated that he will most likely be remotely attending meetings going forward due to personal  
89 reasons and can try to attend occasional site visits.

90  
91 Mr. Hakansson added that there was a hunting incident at Warren Woods, initially responded to by an  
92 Ashland Police Officer and later by the regional Environmental Police Officer (EPO), and going forward,  
93 would like to work with the Ashland Police Department to prevent similar issues from happening, and on  
94 how to address these issues if and when they do happen again. Mr. Hakansson added that this has been  
95 resolved, however, not to his satisfaction. Mr. Crow asked if the bylaw (Ashland Town Code chapter 153-2)  
96 needs to be revised to include Warren Woods and Town-owned property in addition to Town Forest, and  
97 requested that this item be added to the next agenda for discussion. Mr. Hakansson added that  
98 Ms. Solomon has included a webpage to clarify that hunting is prohibited in Warren Woods. Mr. Crouch  
99 stated that there are signs that specifically state no hunting, and asked where the suspect parked.  
100 Mr. Hakansson responded that he was not sure where they parked, and that “No Hunting” signs are posted  
101 in multiple areas throughout Warren Woods and at trailheads. Mr. Ackerman asked if there were any  
102 responses received from the websites and apps that stated that hunting was allowed in Warren Woods.  
103 Ms. Solomon responded that she has not received any correspondences from those sites, but can check  
104 back in this week. Mr. Wands stated that he did hear a gunshot around 8:30 PM. Mr. Crouch stated that,  
105 according to Massachusetts State Law, hunting is prohibited between the hours of 1/2 hour after sunset and  
106 1/2 hour before sunrise. Mr. Wands added that he drove around and did not see a parked vehicle at Warren  
107 Woods that night. Mr. Crouch asked if the EPO knows what time Mr. Wands heard the gunshot, as that is  
108 information he would want to know. Mr. Wands responded that he will call.  
109

110 **Meeting Adjournment:**

111 **Motion:** Mr. Hakansson moved to adjourn the meeting. The motion was seconded by Mr. Crow.

112 **Vote:** The motion passed with a 6-0-0 vote. (Rollcall vote: OA, PC, GC, CH, WM, GW)  
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114 **The meeting was adjourned at 7:43 PM.**  
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116 **Documents Reviewed by the Commission:**

- 117 • Document entitled, Meeting Agenda, dated 12/1/2025
- 118 • Document entitled, Agent Report, dated 12/1/2025
- 119 • Document entitled, Meeting Minutes, dated 10/20/2025
- 120 • Document entitled, 61 Waverly Street NOI, dated 10/29/2025
- 121 • Plans entitled, 61 Waverly Street Drawings, dated 10/29/2025
- 122 • Document entitled, Signed ConCom Letter to ZBA, 61 Waverly Street, dated March 2025
- 123 • Document entitled, Town of Ashland, Mail – ConCom Letter Regarding 40B Waiver Requests 61  
124 Waverly St, dated 10/23/2025
- 125 • Document entitled, Proposal for Peer Review Services, Beals and Thomas, 61 Waverly Street, dated  
126 12/1/2025
- 127 • Document entitled, Proposal for Peer Review Services, GCG, 61 Waverly Street, dated 11/24/2025
- 128 • Document entitled, Peer Review Draft Scope, SW Management and Drainage Infrastructure, N.D.  
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