



Town of Ashland, Office of Conservation

MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
January 12, 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 remotely via zoom
Call to order: 7:05 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.

Request for Determination of Applicability, 0 and 175 Oak Street, Map 3 Parcel 70 and 135, Mikeo|| Echeverria % D. J. & Associates, Soil test pits

Mr. Hakansson asked for clarification that the Request for Determination of Applicability (RDA) would just be for the allowance for access for test pits. Mr. Marro (Wetland Scientist, Matthew S. Marro Environmental Consulting) confirmed. Mr. Hakansson asked if an Abbreviated Notice of Resource Area Delineation will be filed subsequently for the verification of wetlands delineation or if a Notice of Intent (NOI) will be filed for the construction of the house. Mr. Marro responded that Mr. Sadowski (Representative, D. J. & Associates) had withdrawn his request for the verification of the delineation through the RDA, and that he believed a NOI would be filed for the construction of the house. Ms. Solomon confirmed, and added that language should be added to a Negative 3 Determination, clarifying that the Commission is not certifying the wetlands boundary.

Mr. Wands summarized that there was a site visit this past Saturday with himself, Mr. Hakansson, Mr. Crouch in attendance. Mr. Crouch explained that he is most concerned with the pathway that machinery may take to access the testing area, and requested that the equipment meanders as much as possible around the resource areas in order to avoid taking down large trees, and that smaller brush may be removed or driven over. Mr. Crouch asked Mr. Marro if he or Mr. Sadowski will be on site during the soil testing. Mr. Marro responded that Mr. Sadowski will be on site as he will be performing the percolation tests, and that two large trees were observed to be downed and dead which may have to be removed or

42 shifted over to allow for the passage of machinery to the testing location. Mr. Marro continued, that most of
43 the low-lying brush is invasive and should be removed anyway. Mr. Crouch responded that he does not have
44 an issue with cutting the trees that have fallen to make the site more accessible, and suggested cutting out a
45 10-ft section from the fallen log rather than shifting the entire structure over. Mr. Crouch reiterated that the
46 equipment operator should meander around wetlands boundaries and vegetation as much as possible.
47 Mr. Marro added that the site is still under a tentative agreement and so it does not financially make sense
48 to remove full trees until after the perc tests are complete and the site design is confirmed to be feasible.
49 Mr. Crouch added that a condition should be included on the RDA that specifies that no sizable trees should
50 be removed, and that any fallen wood moved should be removed. Mr. Hakansson added that test pits
51 should also be used to verify that the area is not wetland, and added that it appears the area was upland.
52 Mr. Crouch asked how they would be moving around the existing stone wall. Mr. Marro responded that they
53 would be moving up and around the walls so as to not disturb them. Mr. Hakansson added that there is a
54 stone wall between the lot and the Right of Way (ROW) of Oak Street, and suggested being careful when in
55 the area. Ms. Solomon added that if any work is being done in the ROW, a road opening permit will have to
56 be obtained from the Department of Public Works (DPW). Mr. Crouch added that at the site walk, there was
57 a gap in that stone wall and it was discussed that machinery would be passing through it. Ms. Solomon
58 added that it should be relayed to Mr. Sadowski that any sediment track out onto Oak Street should be
59 avoided or cleaned up by the end of each business day. Mr. Crouch added that the stone wall nearest to Oak
60 Street appears to be a property line, and there is a prohibition on altering stone walls that are property
61 boundaries. Mr. Wands asked if there will be access to a tracked vehicle with continuous-rolling tread, as the
62 area will most likely be wet. Mr. Marro responded that he is unsure, however, will ask Mr. Sadowski.
63 Mr. Crouch suggested that a backhoe may be a better option to prevent ground from being scuffed and
64 overturned if the vehicle takes a turn. Mr. Wands asked if swamp mats would be necessary. Mr. Marro
65 responded that erosion controls will be installed, but does not expect that swamp mats would be necessary.
66 Mr. Marro continued that compost sock will be installed along the access path adjacent to the wetlands.
67 Mr. Crouch asked that that be included as a condition. Mr. Wands asked that sock be placed downslope
68 from the test pits as well. Mr. Crouch responded that erosion controls around test pits should not be
69 necessary. Mr. Wands summarized the conditions to be included on the Determination. Mr. Crouch agreed
70 with the conditions presented.

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

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74 **Motion:** Mr. Hakansson moved to close the hearing for the Request for Determination of Applicability at 0
75 and 175 Oak Street Map 3 Parcel 70 and 135, for soil test pits. The motion was seconded by Mr. Crow.

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

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78 **Motion:** Mr. Hakansson moved to issue a Negative 3 Determination of Applicability with the conditions that
79 erosion controls must be installed prior to accessing the site with any heavy machinery, or removing
80 vegetation, erosion controls must consist of compost sock at minimum on the wetlands-side of the access
81 path to be used, measures must be taken to minimize compaction of the soil within the 100-ft Buffer Zone
82 such as accessing when the ground is frozen, or other erosion prevention, saplings and small shrubs may be
83 removed for access; however, no trees shall be removed without prior approval from the Conservation
84 Commission or its Agent, the test pits will not be located within the wetland or the 25-ft No Disturb Zone,
85 and that sediment track-out onto the roadway is prohibited, for 0 and 175 Oak Street, Map 3 Parcel 70 and
86 135, Mikeoll Echeverria % D. J. & Associates. The motion was seconded by Mr. Crow.

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

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91 **Abbreviated Notice of Resource Area Delineation, 0 Caroline Road, Map 26 Parcel 31, Singh Brothers**
92 **Properties LLC, DEP File No. Not Issued**

93 Mr. Wands summarized that four Commissioners attended a site visit on January 10th. Ms. Solomon
94 explained that she was expecting that representation for this item would be in attendance, and
95 suggested continuing this item to the end of the public hearings. Ms. Solomon summarized that revised
96 plan had been received earlier today, showing the revised wetland delineation, floodplain, and 1-ft
97 elevations, and noted that the 1-ft elevations were not shown across the entire site, only outside of the
98 wetland resource areas identified. Ms. Solomon added that only the approximate location of floodplain
99 is shown on the plan, and that this is unacceptable for an ANRAD application. Ms. Solomon continued
100 that it was verified that the eastern-most stream was not a part of the Tri Street stream, and that the
101 wetlands on 0 Caroline Road are hydrologically connected to and do contribute to the Tri Street stream
102 watershed. Ms. Solomon added that this stream is fed by an outfall which collects roadway drainage
103 from Adams Street, Caroline Road, and a portion of Eliot Street, and that this drainage system does also
104 collect and transport water from wetlands on two properties along Eliot Street, daylighting at 0 Caroline
105 Road. Ms. Solomon added that herself and Ms. Chrisafideis visited the site earlier that day, where water
106 was observed flowing in the channel. Mr. Hakansson asked for confirmation that the potential vernal
107 pool which had been reported to the Commission by a resident was confirmed to be within the
108 delineated bordering vegetated wetland (BVW). Ms. Solomon confirmed. Mr. Crouch stated that the
109 channel that the Commission observed on January 10th did have water in it, despite not getting any rain
110 between then and now. Ms. Solomon responded that the excess flow could be a result of a delay in peak
111 flow from the rain received on January 9th or from groundwater release, however, she is not sure. Mr.
112 Hakansson asked if the watershed size of that stream had been calculated. Ms. Solomon responded
113 that she asked Ms. Skinner Catrone (Wetland Scientist) to do so, however, it has not been received. Ms.
114 Solomon summarized the requirements for a stream to be considered perennial.

115

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

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118 **Motion:** Mr. Ackerman moved to continue the hearing for the Abbreviated Notice of Resource Area
119 Delineation, 0 Caroline Road, Map 26 Parcel 31, Singh Brothers Properties LLC, to January 26, 2026 at
120 7:05 PM. The motion was seconded by Mr. Crow.

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

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123 **Notice of Intent, 90 Waverly Street, Map 10 Parcel 70, Victor Mourao, DEP 95-1003**

124 Mr. Wands explained that the applicant has requested a continuance to January 26, 2026.

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126 **Motion:** Mr. Crouch moved to continue the hearing for 90 Waverly Street, Map 10 Parcel 70, DEP 95-1003 to
127 January 26, 2026 at 7:05 PM. The motion was seconded by Mr. Crow.

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

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130 **Notice of Intent and Request for Stormwater Management Permit, 30 Memorial Drive, Map 13**
131 **Parcel 178, Rick Macpherson of MetroWest YMCA % Bohler, LLC, DEP 95-1009**

132 Mr. Wands explained that the applicant had requested a continuance as they are awaiting a response from
133 GCG.

134

135 **Motion:** Mr. Moulton moved to continue the hearing for 30 Memorial Drive, DEP 95-1009 to January 26,
136 2026 at 7:05 PM. The motion was seconded by Mr. Crow.

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

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Request for Stormwater Management Permit, 240-260 Pleasant Street, Map 13 Parcel 108 and 109, Metrowest Facilities, LLC, SMP2025-1

Mr. Wands explained that the applicant had requested a continuance to the next regularly scheduled hearing date.

Motion: Mr. Moulton moved to continue the hearing for the Request for Stormwater Management Permit for 240-260 Pleasant Street, SMP2025-1 to February 9, 2026 at 7:05 PM. The motion was seconded by Mr. Crow.

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

Enforcement Order, 11 Dianne Lane, Joseph Notkin

Ms. Solomon explained that the wetland scientist has submitted the restoration plan and was received by the Office late this afternoon, and it was agreed to by the Commission that they would be looking to continue the item to January 26th to review the restoration plan.

No motion was made and no vote was taken.

Wetlands Violations, Updates, 0 Pond Street

Ms. Solomon summarized that the office has been in contact with the property owner which has slowly progressed into lack of response, and that a meeting reminder had been sent to the applicant and his representation earlier today. Ms. Solomon continued, that it was requested that the property owner files an ANRAD, or at the very least show the delineation on a plan to determine if an ANRAD is needed or require a Notice of Intent and restoration plan, and nothing to that effect has been received. Ms. Chrisafideis confirmed.

Mr. Crouch explained that correspondence was received from Mr. Jordan (Wetland Scientist, EcoTec) regarding a delineation. Ms. Chrisafideis clarified that wetland delineation forms had been received and distributed to the Commissioners, however, the delineation packet did not provide locations of the wetland flags on a map or plan. Ms. Solomon explained that she received an email from Mr. Jordan, who proposed submitting a surveyed plan showing the wetland delineation, 25-ft No Disturb Zone, and 100-ft Buffer Zone in relation to the containers, clearing, and other disturbances on site to move forward with an NOI and restoration plan as opposed to an ANRAD. Ms. Solomon continued, that she had responded to that correspondence on December 30, 2025, explaining that the Commission typically review the delineation first, usually in combination with a restoration proposal, then review a NOI which would include restoration as part of the application, and that similar enforcement issues were required to install a fence or barrier of some kind at the NDZ to prevent any subsequent wetlands violations, and that no response was received. Ms. Solomon added that Ms. Chrisafideis emailed the property owner and representatives on January 5, 2026 asking for updates regarding progress made towards a wetland delineation, and again earlier today reminding them to attend the meeting tonight. Mr. Hakansson asked that Ms. Solomon and Ms. Chrisafideis continue to follow up with the property owner. Mr. Crouch asked that the Commission also consider the possibility of contaminants leaching out of the containers if they had been used. Mr. Crouch suggested issuing an Enforcement Order requiring the property owner to remove the containers from the site. Mr. Hakansson suggested include Mr. Jordan in the correspondence. Ms. Solomon agreed.

No motion was made and no vote was taken.

186 **Discussion, Warren Woods, Deer incident and relevant bylaws pertaining to hunting and weapons**
187 **discharge**

188 Mr. Hakansson explained that he wants to ensure that the Ashland Police Department knows what the
189 hunting and discharge of weapons laws are in Ashland, and that it needs to be better enforced.
190 Mr. Hakansson added that Ms. Solomon had shared the correspondence between herself and the Ashland
191 Police Chief on how to better respond to these situations. Mr. Hakansson added that the hunter had been
192 allowed to go back into the woods to retrieve the deer, and the next day the hunter was still searching.
193 Mr. Hakansson continued, that this is the second time hunting had illegally taken place in three years, where
194 an Ashland Police Officer had allowed a hunter to pursue their hunt, and there should be some sort of policy
195 in place to prevent this from happening again or to be charged appropriately if it does happen. Mr.
196 Hakansson asked that Ms. Solomon follow back up with Chief Rossi, and that Mr. Crow raised a good point
197 at their last discussion of possibly amending the bylaw to be clearer and to cover areas that the
198 Conservation commission has jurisdiction over.

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200 Mr. Crouch responded that the bylaw could be reworded to include all Town-owned Conservation
201 properties. Mr. Hakansson agreed, and added that Ms. Solomon added language to the Conservation page
202 in the Town website so that AI tools in search engines pick up more-accurate information in regards to
203 hunting and weapons discharge in Town. Mr. Crouch responded that discharging a firearm in the Town of
204 Ashland is prohibited. Mr. Wands asked if the hunter was carrying a firearm when the officer allowed him to
205 return to Warren Woods to search for the deer. Mr. Hakansson responded that at the initial response, the
206 hunter did have a firearm when searching for the deer, however, the hunter did not have a firearm when
207 searching for the deer on the day afterward. Mr. Crouch added that he attempted to call the Environmental
208 Police Officer (EPO), and left a voicemail. Ms. Solomon added that this time of year, the regional EPO is
209 rather busy and the officer is currently working on a separate case in Town, however, she will do her best to
210 get in touch with him. Mr. Hakansson responded that the last communication he had with the EPO was that
211 he located the person and responded that it had been taken care of, and suspects that the officer had at
212 least contacted the individual. Mr. Hakansson asked that the Ashland Police Department include the EPO's
213 report in their files as well. Ms. Solomon responded that she had asked the EPO for the report, however, he
214 did to get back to her.

215
216 **Changes to the 2026 Meeting Schedule**

217 The Commission discussed the proposed changes to the 2026 meeting schedule due to scheduling conflicts
218 with Yom Kippur. Mr. Hakansson asked that, once the 40B hearings are completed, if all regularly scheduled
219 hearings will continue to be remote. Ms. Solomon responded that she has not heard anything new on that,
220 however, she expects that the State will continue to allow remote meetings. Mr. Hakansson asked how long
221 the COVID extension was extended to. Mr. Wands responded that currently, remote meetings are allowed
222 until June of 2027.

223
224 **Motion:** Mr. Crouch moved to accept the revised meeting schedule as presented. The motion was seconded
225 by Mr. Crow.

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

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228 **Review Minutes from 12/22/2025:**

229 **12/22/2025 Meeting Minutes:**

230 The Commission discussed and reviewed the December 22, 2025 meeting minutes.

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232 **Motion:** Mr. Hakansson moved to approve the December 22, 2025 meeting minutes as amended. The
233 motion was seconded by Mr. Crow.

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

235

236 **Member Prerogative:**

237 Ms. Kinsman (Select Board Member, Liaison to the Conservation Commission) thanked the Commission for
238 letting her sit in on the meeting and added that a lot of what was discussed is very new to her. Ms. Kinsman
239 added that she appreciates all the work that the Commission is doing, and that if there is anything she can
240 do to follow up with individuals regarding the hunting incident in Warren Woods, she would be happy to do
241 so. Mr. Crouch explained that this meeting is a regularly-scheduled meeting and that their next meeting for
242 a 40B development will be on January 20th, and will be expecting to go much deeper into discussion of
243 stormwater management, and encouraged Ms. Kinsman to attend that meeting as well. Ms. Kinsman
244 responded that there is a slight conflict for the Housing Production Plan on that night, and will do her best to
245 be a part of both meetings. Mr. Crouch explained that tonight, they only scratched the surface of what is
246 jurisdictional to the Conservation Commission, and that for other applications, there will be very detailed
247 discussions. Mr. Hakansson added that the 40B hearings are both hybrid and televised, as they wanted to
248 ensure as much transparency as possible. Ms. Kinsman asked if the Commission will be in person. Mr.
249 Hakansson responded that a majority of the Commission will be attending in-person.

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251 Ms. Solomon added that in regards to the Beaver Dam Brook Conservation Area, they had originally thought
252 that they had until March to get the Conservation Restriction (CR) written and sent to the state, however,
253 were advised this past weekend that they only have until February 2nd. A public comment notice has been
254 sent to the paper to be posted on January 18th in hopes of receiving some public comment for the January
255 26th meeting, and asked the Commission to provide any comments or if they want to be a part of the
256 process, they can do that as well. Mr. Crouch asked if the Town Council has to review the CR language.
257 Ms. Solomon confirmed. Mr. Crouch asked who wrote the CR language. Ms. Solomon responded that the
258 Trustees will be providing a draft that the Commission will review. Mr. Crouch asked that Ms. Solomon
259 confirm that the Trustees are using the Executive Office of Energy and Environmental Affairs Department of
260 Conservation Services template to facilitate and expedite the process. Mr. Hakansson and Mr. Crouch
261 responded that they would like to be a part of that. Ms. Solomon responded that she should have the draft
262 version sometime this week, and can forward that to them upon receipt.

263

264 **Meeting Adjournment:**

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

266 **Vote:** The motion passed with a 5-0-0 vote. (Rollcall vote: OA, PC, GC, CH, GW)

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268 **The meeting was adjourned at 8:39 PM.**

269

270 **Documents Reviewed by the Commission:**

- 271 • Document entitled, Meeting Agenda, dated 1/12/2026
- 272 • Document entitled, Agent Report, dated 1/12/2026
- 273 • Document entitled, Meeting Minutes, dated 12/22/2025
- 274 • Plan entitled, 0 and 175 Oak Street, dated 12/4/2025
- 275 • Plan entitled, 0 and 175 Oak Street, dated 11/30/2025
- 276 • Document entitled, Town of Ashland – Mail, 0 and 175 Oak, dated 12/3/2025
- 277 • Document entitled, 0 and 175 Oak Street RDA, dated 12/2/2025
- 278 • Map entitled, 0 Caroline Outfall, N.D.
- 279 • Document entitled, 0 Caroline Road ANRAD Abutters Notification, dated 11/26/2025
- 280 • Document entitled, 0 Caroline Road ANRAD Attachments, dated 11/26/2025

- 281 • Plan entitled, 0 Caroline Road ANRAD Plan, dated 11/18/2025
- 282 • Document entitled, 0 Caroline Road ANRAD, dated 11/25/2025
- 283 • Document entitled, Town of Ashland – Mail, 90 Waverly Street Updated, dated 1/2/2026
- 284 • Plans entitled, 30 Memorial Drive YMCA Revised Plans, dated 12/26/2025
- 285 • Document entitled, YMCA Letter DPW, dated 12/11/2025
- 286 • Document entitled, Town of Ashland – Mail, Status of MWYMCA Permitting, dated 12/11/2025
- 287 • Document entitled, Drainage Report for 30 Memorial Drive, dated 11/24/2025
- 288 • Document entitled, Proposed Site Plan Documents, 30 Memorial Drive, dated 11/24/2025
- 289 • Document entitled, 2nd Peer Review responses, Planning Board, dated 12/1/2025
- 290 • Document entitled, YMCA review comments, dated 10/7/2025
- 291 • Document entitled, town of Ashland, Mail – YMCA ConCom, dated 10/8/2025
- 292 • Plan entitled, YMCA Revised, dated 9/19/2025
- 293 • Document entitled, 30 Memorial Drive Drainage Report, REV 10/6/2025
- 294 • Document entitled, 30 Memorial Drive NOI & SMP, dated 6/24/2025
- 295 • Document entitled, 30 Memorial Drive Drainage Report, dated 4/25/2025
- 296 • Document entitled, 30 Memorial Drive, Abutters Receipts, N.D.
- 297 • Document entitled, 30 Memorial Drive Filing Fee Attachment, dated 6/24/2025
- 298 • Plan entitled, 30 Memorial Drive, dated 6/24/2025
- 299 • Document entitled, GCG Review 30 Memorial Drive, YMCA, dated 8/4/2025
- 300 • Document entitled, Town of Ashland – Mail, 11 Dianne Updates, dated 1/5/2026
- 301 • Plan entitled, 11 Dianne Lane, Existing Conditions and Impact, dated 12/16/2025
- 302 • Document entitled, 1 Dianne Lane Paid Fines, dated 12/2/2025
- 303 • Document entitled, 11 Dianne Lane EO, NOV, and photos, dated 11/14/2025
- 304 • Document entitled, Town of Ashland – Mail, 0 Pond Street Fwd, dated 12/23/25
- 305 • Document entitled, 0 Pond Street, Inspectional Services and Zoning Ordinance NOV, dated 12/15/2025
- 306 • Document entitled, Town of Ashland – Mail, Dumpsters 12-11-2025, dated 12/17/2025
- 308 • Document entitled, 0 Pond Street Road Opening Permit, Letter from DPW, dated 12/1/2025
- 309 • Document entitled, 0 Pond Street NOV, dated 9/24/2025
- 310 • Document entitled, 0 Pond Street NOV, dated 10/9/2025
- 311 • Document entitled, 0 Pond Street NOV, dated 10/22/2025
- 312 • Document entitled, 0 Pond Street NOV, dated 11/4/2025
- 313 • Document entitled, 0 Pond Street NOV, dated 11/19/2025
- 314 • Document entitled, 0 Pond Street fines tickets, dated 10/22/2025
- 315 • Photos entitled, 0 Pond Street, dated 9/24/2025
- 316 • Photos entitled, 0 Pond Street, dated 10/9/2025
- 317 • Photos entitled, 0 Pond Street, dated
- 318 • Document entitled, Draft 2026 Meeting Schedule, N.D.