



Town of Ashland, *Office of Conservation*

MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
January 26, 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.

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

Mr. Wands explained that this item was continued from the last scheduled hearing due to the applicant or the representative not being present. Ms. Solomon stated that she does not see an applicant or a representative online, and suggested continuing this hearing to the next meeting.

Motion: Mr. Crouch moved to continue the hearing for the Abbreviated Notice of Resource Area Delineation at 0 Caroline Road, DEP File No. Not Issued, to February 9th, 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)

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

Ms. Solomon stated that nothing new has been received from the applicant nor is the applicant or a representative online. Mr. Hakansson asked what the Commission was waiting for. Ms. Solomon explained that she believed there was an issue with the Building Commissioner and they may be redesigning the wall. Mr. Crouch recommended that this hearing be continued out two meetings.

41 **Motion:** Mr. Crouch moved to continue the hearing for the Notice of Intent at 90 Waverly Street, DEP
42 95-1003, to February 23rd, 2026 at 7:05 PM. The motion was seconded by Mr. Crow

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

44

45 **Notice of Intent and Request for Stormwater Management Permit, 30 Memorial Drive, Map 13 Parcel**
46 **178, Rick Macpherson of MetroWest YMCA % Bohler, LLC, DEP 95-1009**

47 Mr. Wands asked that the applicant is requesting a continuance to February 9th. Ms. Solomon
48 confirmed.

49

50 **Motion:** Mr. Crouch moved to continue the hearing for the Notice of Intent and Request for Stormwater
51 Management Permit for 30 Memorial Drive, DEP 95-1009 to February 9th, 2026, at 7:05 PM. The motion
52 was seconded by Mr. Crow.

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

54

55 **Request for Certificate of Compliance, 12 Harrington Drive (0 Harrington Drive, Lot 4), Andrew**
56 **Larracey % Matthew Marro, DEP 95-936**

57 Mr. Marro (Representing Mr. Larracey) explained that he is asking a partial certificate for the house and
58 the garage structures, which are located out of the 100-ft Buffer Zone (BZ), and that the homeowner is
59 requesting a particle certificate for the Agent to sign-off on the occupancy permit. Mr. Marro presented
60 the As-Built Plan, dated 1/16/2026 and signed and stamped by Robert R. Litchfield. Mr. Marro reiterated
61 that he is only requesting release of the house and the garage.

62

63 Mr. Hakansson asked for clarification that the septic system is not within BZ. Mr. Marro and
64 Ms. Solomon confirmed. Mr. Crow stated that the Commission has experienced issues with partial
65 certifications, and asked if there were any required plantings with the Order of Conditions (OOC).
66 Mr. Marro responded that there was some landscaping and planting work near the stream, however,
67 they are not asking for those areas to be released. Mr. Crouch asked if the driveway was in place and if it
68 was paved. Mr. Marro and Mr. Larracey (Applicant and homeowner) confirmed. Mr. Crouch asked if
69 Ms. Solomon had been on site recently. Ms. Solomon responded that she has not, however,
70 Ms. Chrisafideis has. Ms. Chrisafideis responded that the last time she was on site was on November
71 10th, 2025, for a routine stormwater and erosion control inspection during a heavy rain, and there was a
72 small sediment discharge into the 25-ft No Disturb Zone (NDZ) by the stream, however, Mr. Wilkinson
73 (Contractor, Brenshaw Custom Designs) was extremely responsive in the mitigation of this issue.
74 Ms. Chrisafideis added that, in terms of site stabilization, she was unable to speak to the current status
75 of the site due to snow cover. Mr. Marro shared photos of the site prior to the snow cover, showing that
76 areas were stabilized with jute matting and hydroseed. Mr. Crow asked that the homeowner will be
77 aware of the outstanding requirements of the OOC. Mr. Larracey confirmed.

78

79 **Motion:** Mr. Moulton moved to issue a Partial Certificate of Compliance for 12 Harrington Drive (0
80 Harrington Drive, Lot 4), DEP 95-936 releasing the house and the garage structures only. The motion was
81 seconded by Mr. Crow.

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

83

84 **Enforcement Order, Updates, 11 Dianne Lane, Joseph Notkin % Goddard Consulting**

85 Mr. Frattaroli (Wetland scientist, Goddard Consulting) summarized that he is representing Mr. Notkin in
86 the restoration of the areas within NDZ and partially within BZ after unpermitted landscaping work took
87 place on the property of 11 Dianne Lane, and have prepared a restoration plan. Mr. Frattaroli explained
88 that any portion within the yellow hatched area, Mr. Notkin would be seeking approval for in an after-

89 the-fact Notice of Intent in order to keep the patio in the rear of the house and some of the landscaping
90 work completed along the retaining wall adjacent to the house. Mr. Frattaroli continued, that areas
91 within NDZ shown in green will be seeded with Conservation/Wildlife Seed mix and planted with six
92 common witch hazel and two sweet pepper bushes, that impacted areas within wetland (shown in
93 orange) will be seeded with New England Wetmix Seed Mix and six sweet pepper bushes, and two river
94 birches will be planted on the southern bank of the stream as well as scattering shrubs within the NDZ
95 across the site. Mr. Frattaroli added that there was less than 500 ft² of impacted bordering vegetated
96 wetlands (BVW), and that fill placed within wetlands resource areas will be removed by hand.

97
98 Mr. Crouch asked what type of witch hazel will be planted. Mr. Frattaroli responded that they are
99 proposing common witch hazel, not a cultivar. Mr. Crouch asked for confirmation that restoration work
100 will begin in the spring. Mr. Frattaroli confirmed. Mr. Crow asked that the restoration plan would still
101 require that an after-the-fact Notice of Intent is filed. Mr. Frattaroli confirmed. Mr. Wands asked for
102 confirmation that there is no debris or invasive plants within the wetlands resource areas. Mr. Frattaroli
103 confirmed, with the exception of a few scattered invasive plants. Mr. Crow asked when the house was
104 built. Mr. Frattaroli responded that he was not sure when the house was built, but understood that the
105 construction of the house was permitted through a superseding OOC. Ms. Solomon confirmed, and
106 added that the house was built sometime around 1999. Mr. Frattaroli added that because a superseding
107 OOC permitted the construction of the house, a reference to the presence of wetlands resource areas
108 on the property had not been included in the deed. Mr. Crouch asked for verification that the
109 intermittent stream ends at the driveway. Mr. Frattaroli responded that, at that point, the stream enters
110 a culvert and flows underneath Dianne Lane. Mr. Moulton added that the stream is a tributary to the
111 Sudbury River.

112
113 **Motion:** Mr. Moulton moved to accept the Restoration Plan for 11 Dianne Lane as submitted. The
114 motion was seconded by Mr. Crow.

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

116
117 **Wetlands Violations, Updates, 0 Pond Street**
118 Ms. Solomon explained that the property owner, nor his representative, are online but were asked to
119 attend the meeting. Ms. Solomon added that they were reminded multiple times to attend and were
120 asked for any updates regarding a delineation, restoration plan, and to file an Abbreviated Notice of
121 Resource Area Delineation or an after-the-fact Notice of Intent if they would like to maintain the site as
122 it currently exists, and that emails sent to the property owner have begun to bounce back.

123
124 Mr. Hakansson asked if a letter should be hand-delivered with a police escort. Ms. Solomon responded
125 that they have mailed letters via constable multiple times, however, it does not appear to get the
126 property owner's attention. Mr. Crouch suggested issuing an Enforcement Order, and asked if
127 correspondence was received from a wetland scientist. Ms. Solomon confirmed, and added that further
128 correspondence has not been received regarding a plan showing the delineation. Mr. Crouch asked if it
129 is certain that work was completed within BZ. Ms. Solomon confirmed, and added that this item will be
130 added to the February 9th agenda as an Enforcement Order. Mr. Crouch added that there is a possibility
131 that contaminants could be leaching out of the containers. Mr. Hakansson responded that the
132 containers do appear to be new. Mr. Hakansson asked if the Building Commissioner was aware of the
133 situation. Ms. Solomon confirmed, and added that the Building Commissioner ordered the containers to
134 be removed from the property as it is a violation of the zoning ordinance, and that the property owner
135 refused to remove the structures. Mr. Crouch asked if there were issues with the Department of Public
136 Works as well. Ms. Solomon confirmed, and added that a Road Opening Permit is needed for the egress

137 created into the site, and there were issues with illicit discharges containing sediment to the road as a
138 result of sediment track-out. Ms. Solomon added that the Fire Department is also involved, as there is a
139 firepit on site that seems to be used frequently, and the Board of health is involved and looking into the
140 potential of contaminants on site. Mr. Hakansson suggested contacting the property owner's
141 representatives via phone and moving forward with an Enforcement Order, and following up with the
142 Fire Department. Ms. Solomon agreed.

143
144 **Discussion, Conservation Restriction, Trustees of Reservations**

145 Ms. Solomon summarized that at fall Town Meeting, there was a vote taken to allow the commission to
146 enter into an agreement with the Trustees of Reservations to hold a Conservation Restriction (CR) for
147 what will be called the Beaverdam Brook Conservation Area off of Pond Street. Ms. Solomon continued,
148 that a draft CR was written up by the Trustees and had been preliminarily reviewed by herself.
149 Mr. Hakansson, and Mr. Crouch, and that the draft will be reviewed further by the Commission tonight.
150 Ms. Iarossi and Ms. Naser (Trustees of Reservations) presented the draft CR language. The Commission
151 reviewed and accepted the draft CR as discussed.

152
153 **The Commission decided a vote was not necessary, and so a vote was not taken nor was a motion**
154 **made.**

155
156 **Bird Banding and Amphibian Swabbing in Warren Woods, Framingham State University, Dr. Van Roo**

157 Mr. Hakansson explained that this is something they have previously allowed, and suggested that the
158 Commission continues to do so. Mr. Crow asked if results are shared with the Commission. Mr. Wands
159 confirmed.

160
161 **Motion:** Mr. Hakansson moved to approve Dr. Van Roo's request to conduct bird banding and
162 amphibian swabbing in Warren Woods. The motion was seconded by Mr. Crow.

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

164
165 **Review Minutes from 1/12/2026:**

166 **1/12/2026 Meeting Minutes:**

167 The Commission tabled review of the January 12, 2026 minutes to February 2, 2026.

168

169

170 **Member Prerogative:**

171 Mr. Crouch asked if an application was received for 10-60 Main Street. Ms. Solomon responded that an
172 application has not been received yet.

173

174 Mr. Hakansson asked if a full response package for the 61 Waverly Street peer review was submitted by the
175 applicant. Ms. Solomon confirmed. Mr. Hakansson asked if GCG and Beals and Thomas were aware of the
176 next meeting date. Ms. Solomon confirmed.

177

178 **Meeting Adjournment:**

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

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

181

182 **The meeting was adjourned at 9:12 PM.**

183

184 **Documents Reviewed by the Commission:**

- 185 • Document entitled, Meeting Agenda, dated 1/26/2026
- 186 • Document entitled, Agent Report, dated 1/26/2026
- 187 • Map entitled, 0 Caroline Outfall, N.D.
- 188 • Document entitled, 0 Caroline Road ANRAD Abutters Notification, dated 11/26/2025
- 189 • Document entitled, 0 Caroline Road ANRAD Attachments, dated 11/26/2025
- 190 • Plan entitled, 0 Caroline Road ANRAD Plan, dated 11/18/2025
- 191 • Document entitled, 0 Caroline Road ANRAD, dated 11/25/2025
- 192 • Document entitled, Town of Ashland – Mail, 90 Waverly Street Updated, dated 1/2/2026
- 193 • Plans entitled, 30 Memorial Drive YMCA Revised Plans, dated 12/26/2025
- 194 • Document entitled, YMCA Letter DPW, dated 12/11/2025
- 195 • Document entitled, Town of Ashland – Mail, Status of MWYMCA Permitting, dated 12/11/2025
- 196 • Document entitled, Drainage Report for 30 Memorial Drive, dated 11/24/2025
- 197 • Document entitled, Proposed Site Plan Documents, 30 Memorial Drive, dated 11/24/2025
- 198 • Document entitled, 2nd Peer Review responses, Planning Board, dated 12/1/2025
- 199 • Document entitled, YMCA review comments, dated 10/7/2025
- 200 • Document entitled, town of Ashland, Mail – YMCA ConCom, dated 10/8/2025
- 201 • Plan entitled, YMCA Revised, dated 9/19/2025
- 202 • Document entitled, 30 Memorial Drive Drainage Report, REV 10/6/2025
- 203 • Document entitled, 30 Memorial Drive NOI & SMP, dated 6/24/2025
- 204 • Document entitled, 30 Memorial Drive Drainage Report, dated 4/25/2025
- 205 • Document entitled, 30 Memorial Drive, Abutters Receipts, N.D.
- 206 • Document entitled, 30 Memorial Drive Filing Fee Attachment, dated 6/24/2025
- 207 • Plan entitled, 30 Memorial Drive, dated 6/24/2025
- 208 • Document entitled, GCG Review 30 Memorial Drive, YMCA, dated 8/4/2025
- 209 • Document entitled, Restoration Plan, 11 Dianne Lane, dated 1/12/2026
- 210 • Document entitled, Town of Ashland – Mail, 11 Dianne Updates, dated 1/5/2026
- 211 • Plan entitled, 11 Dianne Lane, Existing Conditions and Impact, dated 12/16/2025
- 212 • Document entitled, 1 Dianne Lane Paid Fines, dated 12/2/2025
- 213 • Document entitled, 11 Dianne Lane EO, NOV, and photos, dated 11/14/2025
- 214 • Document entitled, Town of Ashland – Mail, 0 Pond Street Fwd, dated 12/23/25
- 215 • Document entitled, 0 Pond Street, Inspectional Services and Zoning Ordinance NOV, dated 12/15/2025
- 216 • Document entitled, Town of Ashland – Mail, Dumpsters 12-11-2025, dated 12/17/2025
- 217 • Document entitled, 0 Pond Street Road Opening Permit, Letter from DPW, dated 12/1/2025
- 218 • Document entitled, 0 Pond Street NOV, dated 9/24/2025
- 219 • Document entitled, 0 Pond Street NOV, dated 10/9/2025
- 220 • Document entitled, 0 Pond Street NOV, dated 10/22/2025
- 221 • Document entitled, 0 Pond Street NOV, dated 11/4/2025
- 222 • Document entitled, 0 Pond Street NOV, dated 11/19/2025
- 223 • Document entitled, 0 Pond Street fines tickets, dated 10/22/2025
- 224 • Photos entitled, 0 Pond Street, dated 9/24/2025
- 225 • Photos entitled, 0 Pond Street, dated 10/9/2025
- 226 • Photos entitled, 0 Pond Street, dated 11/11/25
- 227 • Document entitled, Draft Beaverdam Brook CR Language, N.D.
- 228