



## Town of Ashland , Office of Conservation

MEETING MINUTES  
ASHLAND CONSERVATION COMMISSION  
February 9, 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.**

**Mr. Crow joined the meeting.**

**Abbreviated Notice of Resource Area Delineation, 0 Caroline Road, Map 26 Parcel 31, Singh Brothers Properties LLC, DEP 95-1017**

Mr. Wands explained that the applicant has requested a continuance to May 11, 2026 at 7:05 PM.

Mr. Desimone (Colonial engineering) confirmed that, due to the additional work requested by MassDEP, they are seeking a continuance to May 11, 2026.

**Motion:** Mr. Moulton moved to continue the hearing for the Abbreviated Notice of Resource Area Delineation at 0 Caroline Road, DEP 95-1017, to May 11<sup>th</sup>, 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 and Request for Stormwater Management Permit, 30 Memorial Drive, Map 13 Parcel 178, Rick Macpherson of MetroWest YMCA % Bohler, LLC, DEP 95-1009**

Ms. Solomon explained that the applicant is requesting a continuance to February 23th.

41 **Motion:** Mr. Hakansson moved to continue the hearing for the Notice of Intent and Request for  
42 Stormwater Management Permit for 30 Memorial Drive, DEP 95-1009 to February 23<sup>th</sup>, 2026, at 7:05  
43 PM. The motion was seconded by Mr. Crow.

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

45

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

48 Mr. Wands stated that the applicant has requested a continuance, however, did not request a specific  
49 hearing date. Ms. Solomon suggested continuing this hearing to March 9, 2026.

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51 **Motion:** Mr. Hakansson moved to continue the hearing for the Request for Stormwater Management  
52 Permit at 240-260 Pleasant Street, Map 13 Parcel 108 and 109, to March 9, 2026 at 7:05 PM.

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

54

55 **Enforcement Order, 0 Pond Street, Map 22 Parcel 6, ENZO Realty LLC attn/ Derek Orifice**

56 Ms. Solomon stated that this is now the third meeting in a row in which the property owner nor his  
57 representatives attended a required meeting. Ms. Solomon explained that efforts have been made to  
58 contact the property owner and his representation, to which no responses were received. Ms. Solomon  
59 read through the draft Enforcement Order (EO).

60

61 Mr. Hakansson asked if it was determined whether the wetlands were delineated. Ms. Solomon  
62 responded that it was determined that wetland flags were hung, however, snow was already on the  
63 ground and so the delineation was not verified. Ms. Solomon further explained that EcoTec  
64 (Representing the property owner) delineated the wetland resource area in December 2025, and that  
65 flag locations were not placed on a plan. Mr. Hakansson asked if it was required in writing that the site  
66 entrance/exit be swept. Ms. Solomon confirmed that it was requested by DPW via Ms. Chrisafideis due  
67 to the concerns regarding illicit discharge. Mr. Hakansson asked if Ms. Solomon followed up with the  
68 Building Commissioner. Ms. Solomon responded that, since January 26, 2026, the Building  
69 Commissioner had issued a subsequent violation letter with enclosed fines, and to her knowledge, the  
70 property owner has not responded to that. Ms. Solomon added that the fines issued by the  
71 Conservation Commission have also not been paid at this time. Mr. Hakansson asked how the Building  
72 Commissioner plans to move forward with this issue. Ms. Solomon responded that the Building  
73 Commissioner has ordered that all containers on site be removed as it is in violation of the zoning  
74 ordinance, and that if the containers are not removed, Town Counsel will most likely get involved and  
75 the violation will move to court. The Commission further edited the draft EO. Mr. Crouch asked if daily  
76 fines will be issued per violation and per day or per container and per day if they are not removed by  
77 March 9<sup>th</sup>. Ms. Solomon responded that fines will be issued daily per violation, not for each container.  
78 Ms. Solomon added that the fines issued by other departments were not paid either, and the logical  
79 next step would be district court. The Commission discussed the zoning of the property. Mr. Hakansson  
80 stated that the violator is storing containers adjacent to the waste and recycling facility on Butterfield  
81 Drive. Ms. Solomon responded that that area should be zoned as industrial.

82

83 **Motion:** Mr. Hakansson moved to issue the Enforcement Order for 0 Pond Street, Map 22 Parcel 6,  
84 ENZO Realty LLC attn Derek Orifice. The motion was seconded by Mr. Crow.

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

86 **Vote for Recommendation, Appointment of Gabriel Toledo to the Ashland Conservation Commission**

87 Mr. Hakansson explained that Mr. Toledo was a member of the Conservation Commission from 2020 to  
88 2022, and is looking to rejoin the Ashland Conservation Commission and the Land Stewardship  
89 Committee. Mr. Crouch stated that it is preferred to bring someone onto the Commission with prior  
90 experience.

91  
92 **Motion:** Mr. Hakansson moved to recommend to the Select Board the appointment of Gabriel Toledo to  
93 the Ashland Conservation Commission. The motion was seconded by Mr. Crow.

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

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96 Mr. Toledo, Mr. Hakansson, and Ms. Solomon discussed next steps.

97  
98 **Review Minutes from 1/20/2026:**  
99 **1/20/2026 Meeting Minutes:**

100 The Commission discussed and reviewed the January 20, 2026 meeting minutes.

101  
102 **Motion:** Mr. Hakansson moved to approve the meeting minutes dated January 20, 2026 as discussed and  
103 amended. The motion was seconded by Mr. Crow.

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

105  
106 **Mr. Hakansson left the meeting.**

107  
108 **Review Minutes from 1/26/2026:**  
109 **1/26/2026 Meeting Minutes:**

110 The Commission discussed and reviewed the January 26, 2026 meeting minutes.

111 **Mr. Hakansson returned to the meeting.**  
112  
113 The Commission discussed and reviewed the January 26, 2026 meeting minutes.

114  
115 **Motion:** Mr. Hakansson moved to approve the meeting minutes dated January 26, 2026 as discussed and  
116 amended. The motion was seconded by Mr. Crow.

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

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119  
120 **Member Prerogative:**

121 Mr. Hakansson responded that a remote meeting has to be set up for Thursday, during the day, to discuss a  
122 conflict of interest regarding an upcoming hearing for 10-60 Main Street. Mr. Wands agreed. Ms. Solomon  
123 responded that Mr. Ackerman can do any time after 2:00 PM. Mr. Hakansson suggested that a meeting be  
124 called to order at 2:01 PM on February 12, 2026. The Commission agreed.

125  
126 **Meeting Adjournment:**

127 **Motion:** Mr. Hakansson moved to adjourn the meeting. 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)

129  
130 **The meeting was adjourned at 8:01 PM.**

131  
132 **Documents Reviewed by the Commission:**

- 133
  - Document entitled, Meeting Agenda, dated 2/9/2026

- 134 • Document entitled, Agent Report, dated 2/9/2026
- 135 • Map entitled, 0 Caroline Outfall, N.D.
- 136 • Document entitled, 0 Caroline Road ANRAD Abutters Notification, dated 11/26/2025
- 137 • Document entitled, 0 Caroline Road ANRAD Attachments, dated 11/26/2025
- 138 • Plan entitled, 0 Caroline Road ANRAD Plan, dated 11/18/2025
- 139 • Document entitled, 0 Caroline Road ANRAD, dated 11/25/2025
- 140 • Document entitled, 0 Caroline Road MassDEP comment letter, dated 1/30/2026
- 141 • Plans entitled, 30 Memorial Drive YMCA Revised Plans, dated 12/26/2025
- 142 • Document entitled, YMCA Letter DPW, dated 12/11/2025
- 143 • Document entitled, Town of Ashland – Mail, Status of MWYMCA Permitting, dated 12/11/2025
- 144 • Document entitled, Drainage Report for 30 Memorial Drive, dated 11/24/2025
- 145 • Document entitled, Proposed Site Plan Documents, 30 Memorial Drive, dated 11/24/2025
- 146 • Document entitled, 2<sup>nd</sup> Peer Review responses, Planning Board, dated 12/1/2025
- 147 • Document entitled, YMCA review comments, dated 10/7/2025
- 148 • Document entitled, town of Ashland, Mail – YMCA ConCom, dated 10/8/2025
- 149 • Plan entitled, YMCA Revised, dated 9/19/2025
- 150 • Document entitled, 30 Memorial Drive Drainage Report, REV 10/6/2025
- 151 • Document entitled, 30 Memorial Drive NOI & SMP, dated 6/24/2025
- 152 • Document entitled, 30 Memorial Drive Drainage Report, dated 4/25/2025
- 153 • Document entitled, 30 Memorial Drive, Abutters Receipts, N.D.
- 154 • Document entitled, 30 Memorial Drive Filing Fee Attachment, dated 6/24/2025
- 155 • Plan entitled, 30 Memorial Drive, dated 6/24/2025
- 156 • Document entitled, GCG Review 30 Memorial Drive, YMCA, dated 8/4/2025
- 157 • Document entitled, Town of Ashland – Mail, 0 Pond Street Fwd, dated 12/23/25
- 158 • Document entitled, 0 Pond Street, Inspectional Services and Zoning Ordinance NOV, dated 12/15/2025
- 159 • Document entitled, Town of Ashland – Mail, Dumpsters 12-11-2025, dated 12/17/2025
- 161 • Document entitled, 0 Pond Street Road Opening Permit, Letter from DPW, dated 12/1/2025
- 162 • Document entitled, 0 Pond Street NOV, dated 9/24/2025
- 163 • Document entitled, 0 Pond Street NOV, dated 10/9/2025
- 164 • Document entitled, 0 Pond Street NOV, dated 10/22/2025
- 165 • Document entitled, 0 Pond Street NOV, dated 11/4/2025
- 166 • Document entitled, 0 Pond Street NOV, dated 11/19/2025
- 167 • Document entitled, 0 Pond Street fines tickets, dated 10/22/2025
- 168 • Photos entitled, 0 Pond Street, dated 9/24/2025
- 169 • Photos entitled, 0 Pond Street, dated 10/9/2025
- 170 • Photos entitled, 0 Pond Street, dated 10/30/2025
- 171 • Photos entitled, 0 Pond Street, dated 11/3/2025
- 172 • Photos entitled, 0 Pond Street, dated 11/11/2025