



## Town of Ashland, *Office of Conservation*

MEETING MINUTES  
ASHLAND CONSERVATION COMMISSION  
February 23, 2026

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

Absent: Preston Crow

Agent: Becca Solomon  
Assistant: Sofia Chrisafideis

Meeting held 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.**

**Request for Stormwater Management Permit, Highland Road and Ballard Road, Map 9 Parcels 199-207 and 255-257, Depietri Group, LLC, % MP Design Consultants, SMP2026-1**

Jason Panos (Permitting Attorney, The Panos Law Group, Representing the Applicant) introduced himself and the project team, and that Marc Alencar (MP Design Consultants, Representing the Applicant) will be presenting the project scope. Mr. Panos summarized events leading up to the project application, that 18 soil test pits were completed in December of 2025 and Ms. Solomon met the Wetland Scientist on site where it was confirmed that no wetlands buffers were present within the project area.

Mr. Alencar summarized the existing site conditions, that there is currently 212,505 SF (4.88 ac) of total development area and 10,294 SF of impervious area mostly from Ballard Road. Mr. Alencar continued, that stormwater runs off the site from west to east, that southern portion of the drainage area flows to a Town-owned closed-drainage stormwater system on Upland Road and Fountain Street. Carlos Ferreira (Project Engineer, MP Design Consultants) summarized that soil testing was executed on site with a total of 18 test pits, and that the site has a consistent mix of loamy sand, sand, and gravelly loamy sand. Mr. Alencar added that there appeared to be redoximorphic features (mottling in soils formed by the reduction or oxidation of iron and manganese oxides due to alternating wet and dry soil conditions, used as an indicator for wetland

41 soils) in test pits 11-14, and soils were ultimately determined to be upland soils. Mr. Alencar continued to  
42 explain the existing conditions of the site.

43  
44 Mr. Alencar summarized that proposed development consists of a total of 9 single family homes within the  
45 Residential A District zoning and the construction of 2 private roadways, and associated grading, utility, and  
46 stormwater management work. Mr. Alencar continued, that erosion and sedimentation controls are to be  
47 installed and maintained throughout construction and that controls will include silt sacks installed within  
48 downstream catch basins (CBs), double-layered linear sedimentation controls on downgradient areas,  
49 stabilized construction entrances, and stockpile areas. Mr. Alencar explained that the proposal is in  
50 compliance with the MassDEP Stormwater Standards, and emphasized that peak rate discharges are  
51 attenuated and recharge volumes and water quality standards have been met. Mr. Alencar explained that  
52 the proposal will maintain existing runoff patterns while reducing stormwater runoff to abutters, and that  
53 overflow from the proposed stormwater system will go to Upland Road. Mr. Alencar summarized that the  
54 proposal will result in 59,791 square feet of impervious area and will leave a total of 152,714 square feet of  
55 open space area, 20% of which will be left undisturbed. Mr. Alencar addressed five questions provided by  
56 Ms. Solomon, and explained that the concrete galley (subsurface stormwater system) is designed to  
57 attenuate peak stormwater flows and discharge overflow consistent with existing drainage patterns to  
58 Upland Road, that the proposal improves existing runoff conditions, long-term maintenance of the  
59 development has been formally addressed in Appendix L of the Stormwater Management Report, and that a  
60 site walk with the Wetland Scientist and the Conservation Agent confirmed that no wetlands resource areas  
61 or buffer zones were located in the limit of work. Mr. Alencar continued, that the design complies with  
62 MassDEP Stormwater Standard 3 for groundwater recharge and the proposed topography maintains a stable  
63 3:1 slope.

64  
65 Mr. Hakansson asked if this property is contiguous or if it has already been subdivided. Mr. Panos responded  
66 that 7 out of 9 lots were previously subdivided in the 1950s, and that in 2024, another lot came into play  
67 which allowed for revival of the subdivision so long as certain criteria were met. Mr. Hakansson asked if  
68 Highland Road is an old paper road from the previous subdivision. Mr. Panos confirmed. Mr. Moulton asked  
69 if drop inlet (DI)-1 captures stormwater runoff from the western property line and flows to a pre-existing CB  
70 on Upland Road. Mr. Alencar confirmed. Mr. Moulton asked if DI-6 connects to best management practice  
71 (BMP)-11. Mr. Alencar confirmed. Mr. Moulton noted that the both the infiltration basin and the concrete  
72 galleys are labelled as BMP-11. Mr. Alencar responded that the overflow from the infiltration basin will be  
73 routed to the concrete galleys on Ballard Road, and that the overflow from the concrete galleys  
74 interconnects into the existing Upland Road drainage system and are proposing a drain manhole at the  
75 interconnection point. Mr. Moulton asked if CB-14 and CB-15 will flow into the concrete galleys. Mr. Alencar  
76 confirmed, and added that those are the only inlets proposed to flow into the concrete galleys. Mr. Moulton  
77 asked that a berm be included to capture any stormwater exiting the infiltration basin via the emergency  
78 spillway so that runoff does not impact 8 Ballard Road. Mr. Alencar agreed. Mr. Panos explained that 8  
79 Ballard Road is the only house on Ballard Road that is on septic, and that the proposal will provide an  
80 opportunity for the homeowner tie in to Town sewer if they decide to do so. Mr. Crouch asked for  
81 verification that each house has its own Cultec™ (subsurface infiltration) system to infiltrate roof runoff.  
82 Mr. Alencar confirmed. Mr. Crouch asked for clarification on the drainage on Highland Road. Mr. Alencar  
83 explained that all the runoff from Highland Road will be directed to the infiltration basin. Mr. Crouch asked  
84 how deep the test pits were. Mr. Alencar responded that the test pits were all about 10-ft deep, and added  
85 that the Stormwater Management Report includes photos of the test pits along with the reference logs, and  
86 that the plan includes most of the test pit information as well. Mr. Alencar added that the soils on site  
87 presented to be well suited for infiltration. Mr. Crouch asked what the hydrologic soil grouping was found to  
88 be. Mr. Alencar responded that soils were determined to be Hydrologic Soil Group B, C, and D. Mr. Crouch

89 asked that pretreatment for the infiltration basin consists of CBs and a sediment forebay. Mr. Alencar  
90 confirmed. Mr. Crouch asked if that is the same case for the subsurface infiltration chambers. Mr. Alencar  
91 responded that pretreatment for the concrete galleys consists of catch basins and a water quality unit at the  
92 inlet point of the galley on Ballard Road, called out as drain manhole (DMH)-16 on the plan. Mr. Crouch  
93 asked for confirmation that there is 2-ft separation to groundwater. Mr. Alencar confirmed. Mr. Crouch  
94 asked that drainage on Highland and Ballard Roads will tie into existing drainage on Upland Road.  
95 Mr. Alencar responded that area drains situated within a grassed swale along Highland Road will  
96 interconnect into existing drainage on Upland Road, and that the overflow for the concrete galleys on  
97 Ballard Road is also interconnected into Upland Road. Mr. Crouch asked that the area drains will be located  
98 within grassed areas. Mr. Alencar confirmed.

99  
100 Mr. Wands asked about a resident inquiry regarding water outbreaks on Upland Road. Mr. Alencar  
101 responded that they did not observe any signs of groundwater outbreaks on site, but would like to look into  
102 that further. Mr. Ferreira explained that at the east side of the property there is a compacted gravel area  
103 with a layer of sand and that at TP-11 through 14, the rapid change in grades could be causing groundwater  
104 to flow relatively shallow throughout the soil column and cause occasional outbreaks. Ms. Solomon  
105 summarized that the Conservation Office had received a video of water bubbling up on a property on  
106 Upland Road, and that the Department of Public Works (DPW) did check it out to rule out a water main  
107 break, and that the resident who submitted that is on tonight if they are willing to provide additional  
108 comments, and that she suspects that video was taken near to where Ballard Road meets Upland Road.  
109 Mr. Panos added that knowing where the video was taken would aid in answering any outstanding  
110 questions regarding that situation, and added that this is the first the team is hearing of the issue and it  
111 seems as though it is still under investigation. Mr. Wands agreed, and added that a few years ago a similar  
112 situation was occurring nearby.

113  
114 Mr. Tessicini, 9 Upland Road, explained that there is water bubbling up through asphalt, which travels down  
115 the paved portion of Ballard Road and runs onto Upland Road, and that algae grows in the area in the  
116 summer due to the amount of standing water. Mr. Hakansson asked if this occurs on a regular basis.  
117 Mr. Tessicini confirmed, and that this issue is exacerbated by heavy rain or heavy snowmelt. Mr. Crouch  
118 asked for confirmation that the issue is located at the end of the driveway at 8 Ballard Road, opposite to  
119 where the infiltration galley is proposed. Mr. Tessicini confirmed, and asked why the location for the  
120 concrete galley was selected. John Grenier (Director of Engineering, MP Design Consultants) responded that  
121 the road system at that area is at a low point, and runoff is able to be captured using existing grades.  
122 Mr. Grenier added that those concrete galleys do infiltrate well, and that water is only released if the  
123 systems overflow into the street drainage system.

124  
125 Ms. Tessicini, 9 Upland Road, asked for clarification on that. Mr. Grenier responded that the overflow is  
126 connected into the street drainage system. Mr. Crouch asked if the overflow backs up through the inlet.  
127 Mr. Alencar explained that the overflow goes back to the manhole structure, and added that DMH-17 is a  
128 diversion structure that will redirect overflow to the drainage system on Upland Road. Mr. Crouch clarified  
129 that water will not overflow through a separate outlet from the galleys, water will just not enter the galley if  
130 it is at capacity and will be redirected to the diversion structure. Mr. Grenier confirmed.

131  
132 Mr. Tessicini, 9 Upland Road, asked if there is a concern for mosquitos with the stormwater system.  
133 Mr. Grenier confirmed that that is not a concern as systems are subsurface, and that stormwater within the  
134 infiltration basin will drain into the ground within 72 hours.

135

136 Ms. Tessicini, 9 Upland Road, asked if the whole area (for the infiltration systems) will be cleared.  
137 Mr. Grenier responded that only enough area to construct the galleys will be cleared, and that the cleared  
138 portion will be planted with grass. Mr. Hakansson added that it might be a good idea to investigate the  
139 groundwater outbreak further. Mr. Panos asked if this will be visible once the snow stops. Mr. Tessicini  
140 responded that it will be difficult to view currently, but will be visible once the snow is melted. Mr. Wands  
141 asked that the outbreak is still visible under drought conditions. Mr. Tessicini confirmed.

142  
143 Mr. Grenier responded that, with the installation of the roadway drainage, the surface runoff may alleviate  
144 this issue. The Commission continued to discuss the outbreak issue. Mr. Alencar suggested including  
145 perforated underdrains to mitigate this issue. Mr. Panos added that they can regroup with their engineering  
146 team and figure out how to best address this. Mr. Hakansson agreed, and suggested that the Commission  
147 should continue the hearing and conduct a site walk in the meantime. Ms. Solomon added that the  
148 Commission would also typically get a peer review, and due to the proposal's status with the Planning  
149 Board, the peer review would be performed through the Commission's review. Mr. Hakansson, Mr. Wands,  
150 and Mr. Moulton agreed. Mr. Alencar responded that MP Design Consultants is open to a peer review.  
151 Mr. Panos added that they did anticipate a peer review, however, given the frequency of this occurring, it  
152 may be worth including a remedy as a condition in the Stormwater Management Permit. Mr. Crouch  
153 responded that a peer review may also find the source of the outbreak as well. Mr. Panos agreed, and added  
154 that they want to address the issue. Mr. Hakansson suggested that the Commission will think about a  
155 condition, but should go through the regular processes as well. Mr. Panos asked what the timeline may be  
156 for receiving a peer review report from GCG Associates. Ms. Solomon responded that if she were to send  
157 them the materials tonight, they could expect an estimate for a scope of services late this week or early next  
158 week, and if the applicant approves the scope of services, it is typically a 2 to 3-week turnaround for a  
159 report.

160  
161 The Commission scheduled a site visit for March 1st, 2026 at 9:30 AM. Mr. Panos, Mr. Alencar, and  
162 Mr. Grenier agreed to that time and date.

163  
164 **Motion:** Mr. Hakansson moved to continue the hearing to Monday, March 9 at 7:05 PM. The motion was  
165 seconded by Mr. Moulton.

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

167  
168 **Order of Conditions and Stormwater Management Permit, Algonquin Trail and Captain Eames Circle,**  
169 **Ashland Open Space Trust c/o Vanasse & Associates Inc, LLC, DEP 95-1011**

170 Mr. Carmody (Engineer, Vanasse & Associates) summarized that Vanasse prepared the construction design  
171 plans for the proposal, for which the hearings was closed and the Commission previously voted to issue on  
172 December 22, 2025, and that after December 22, some immaterial design changes occurred and the plan  
173 had been stamped and signed, which required the hearing to be reopened. Mr. Carmody explained that  
174 changes were made to the surface elevations of the proposed roadway in AutoCAD, and that changes were  
175 automated and based off of surveyed, existing elevations, and that the resubmitted, stamped and signed set  
176 was submitted with a final revision date of December 30, 2025. Mr. Carmody reiterated that he is requesting  
177 that the Commission accepts the resubmitted plan set for the Order of Conditions so that it may be issued.

178  
179 Mr. Wands opened up the discussion to the public. No discussion was made.

180  
181 **Motion:** Mr. Crouch moved to accept the revised plan set dated December 30, 2025 for the Order of  
182 Conditions at Algonquin Trails and Captain Eames Circle, DEP 95-1011. The motion was seconded by  
183 Mr. Hakansson.

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

185  
186 **Notice of Intent and Request for Stormwater Management Permit, 30 Memorial Drive, Map 13 Parcel 178,**  
187 **Rick Macpherson of MetroWest YMCA % Bohler, LLC, DEP 95-1009**

188 Mr. Wands explained that the applicant has requested a continuance to March 9

189  
190 **Motion:** Mr. Hakansson moved to continue the hearing for the Notice of Intent and Stormwater  
191 Management Permit at 30 Memorial Drive, DEP 95-1009. The motion was seconded by Mr. Moulton.

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

193  
194 **Notice of Intent, 90 Waverly Street, Map 10 Parcel 70, Victor Mourao, DEP 95-1003**

195 Mr. Wands explained that the applicant has requested a continuance to March 9

196  
197 **Motion:** Mr. Hakansson moved to continue the hearing for the Notice of Intent at 90 Waverly Street, DEP  
198 95-1003. The motion was seconded by Mr. Moulton.

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

200  
201 **Vote to accept Attorney Dennis Murphy as counsel for upcoming 10-60 Main Street Notice of Intent filing**

202 Mr. Hakansson explained that the Select Board granted the Commission's request for alternate counsel in  
203 preparation for the Notice of Intent hearing for 10-60 Main Street, and that himself, Mr. Crouch and  
204 Ms. Solomon met with Attorney Dennis Murphy, and it seems as though they are all on the same page.  
205 Mr. Hakansson added that the Select Board did limit the fee for Counsel, and that if the Commission were to  
206 need an extension for Counsel services, the Commission could request an extension from the Select Board.  
207 Mr. Hakansson added that Atty. Murphy did agree to the cap, and also agreed to waive his retainer fee.  
208 Mr. Hakansson continued that he is trying to get an executive session with the Commission and the Select  
209 Board to discuss the nature of this, and that it is important that the Commission and the Select Board be on  
210 the same page in regards to this project.

211  
212 **Motion:** Mr. Crouch moved to hire Attorney Dennis Murphy to represent the Ashland Conservation  
213 Commission in the hearing for the 10-60 Main Street 40B. The motion was seconded by Mr. Moulton.

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

215  
216 **Review Minutes from 2/2/2026:**  
217 **2/2/2026 Meeting Minutes:**

218 The Commission reviewed and edited the February 2, 2026 meeting minutes.

219  
220 **Motion:** Mr. Ackerman moved to approve the February 2, 2026 meeting minutes as discussed and amended.  
221 The motion was seconded by Mr. Moulton

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

223  
224 **Review Minutes from 2/9/2026:**  
225 **2/9/2026 Meeting Minutes:**

226 The Commission reviewed and edited the February 9, 2026 meeting minutes.

227  
228 **Motion:** Mr. Ackerman moved to approve the February 9, 2026 meeting minutes as presented. The motion  
229 was seconded by Mr. Moulton.

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

231

232 **Review Minutes from 2/12/2026:**

233 **2/12/2026 Meeting Minutes:**

234 The Commission reviewed and edited the February 12, 2026 meeting minutes.

235  
236 **Motion:** Mr. Ackerman moved to approve the February 12, 2026 meeting minutes as presented. The motion  
237 was seconded by Mr. Moulton.

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

239

240 **Member Prerogative:**

241 Mr. Hakansson confirmed the next hearing dates with Ms. Solomon.

242

243 **Meeting Adjournment:**

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

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

246

247 **The meeting was adjourned at 9:11 PM.**

248

249 **Documents Reviewed by the Commission:**

- 250 • Document entitled, Meeting Agenda, dated 2/23/2026
- 251 • Document entitled, Agent Report, dated 2/32/2026
- 252 • Document entitled, Meeting Minutes, dated 2/2/2026
- 253 • Document entitled, Meeting Minutes, dated 2/9/2026
- 254 • Document entitled, Meeting Minutes, dated 2/12/2026
- 255 • Document entitled, Ballard and Highland SMP Application, dated 2/4/2026
- 256 • Plans entitled, Highland Road and Ballard Road Proposed Development Plans, dated 2/4/2026
- 257 • Plans entitled, Highland Road and Ballard Road SW Report figures, dated 1/27/2026
- 258 • Document entitled, Ballard Road and Highland Road Stormwater Management Report, dated
- 259 2/4/2026
- 260 • Presentation entitled, Ballard and Highland Road, dated 2/23/2026
- 261 • Photos entitled, IMG\_6466 to IMG\_6468, IMG\_6470, IMG\_6475, and MOV\_8140 (showing potential
- 262 groundwater outbreak), received 2/20/2026
- 263 • Document entitled, Town of Ashland – Mail, Questions regarding Ballard Road subdivision, dated
- 264 2/20/2026
- 265 • Plans entitled, Revised YMCA sheets, dated 2/12/2026
- 266 • Plans entitled, YMCA 30 Memorial Drive Full set, dated 2/12/2026
- 267 • Document entitled, GCG 3<sup>rd</sup> Peer Review, YMCA, dated 2/5/2026
- 268 • Document entitled, Applicant Response to 3<sup>rd</sup> Peer Review, dated 2/12/2026
- 269 • Document entitled, Revised Drainage calculations, 30 Memorial Drive, dated 2/12/2026
- 270 • Plans entitled, 30 Memorial Drive YMCA Revised Plans, dated 12/26/2025

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- 271 • Document entitled, YMCA Letter DPW, dated 12/11/2025
  - 272 • Document entitled, Town of Ashland – Mail, Status of MWYMCA Permitting, dated 12/11/2025
  - 273 • Document entitled, Drainage Report for 30 Memorial Drive, dated 11/24/2025
  - 274 • Document entitled, Proposed Site Plan Documents, 30 Memorial Drive, dated 11/24/2025
  - 275 • Document entitled, 2<sup>nd</sup> Peer Review responses, Planning Board, dated 12/1/2025

- 276 • Document entitled, YMCA review comments, dated 10/7/2025
- 277 • Document entitled, town of Ashland, Mail – YMCA ConCom, dated 10/8/2025
- 278 • Plan entitled, YMCA Revised, dated 9/19/2025
- 279 • Document entitled, 30 Memorial Drive Drainage Report, REV 10/6/2025
- 280 • Document entitled, 30 Memorial Drive NOI & SMP, dated 6/24/2025
- 281 • Document entitled, 30 Memorial Drive Drainage Report, dated 4/25/2025
- 282 • Document entitled, 30 Memorial Drive, Abutters Receipts, N.D.
- 283 • Document entitled, 30 Memorial Drive Filing Fee Attachment, dated 6/24/2025
- 284 • Plan entitled, 30 Memorial Drive, dated 6/24/2025
- 285 • Document entitled, GCG Review 30 Memorial Drive, YMCA, dated 8/4/2025
- 286 • Document entitled, Submittal Letter w Enclosures, Captain Eames and Algonquin Trail, dated  
287 2/3/2026
- 288 • Plan entitled, Final Stamped Plans Captain Eames and Algonquin Trail, dated 12/30/2025
- 289 • Document entitled, Town of Ashland – Mail, Algonquin trail NOI, dated 2/3/2026
- 290 • Document entitled, Town of Ashland – Mail, Algonquin Trail NOI and SW, dated 1/8/2026
- 291 • Plans entitled, Stamped Plans Algonquin Trail and Captain Eames Annotated SNC, dated 12/30/2025
- 292 • Document entitled, 0. Applicant Name Change, 95-1011, dated 12/5/2025
- 293 • Document entitled, 1. CDG Response – Peer Review, dated 12/5/2025
- 294 • Plans entitled, Transportation Improvement Project, Plan and Profile of Captain Eames Circle and  
295 Algonquin Trail, dated December 2025
- 296 • Document entitled, Revised Stormwater Report, dated 12/5/2025
- 297 • Document entitled, Town of Ashland, Mail – Algonquin Trail SW Permit Application, dated  
298 11/10/2025
- 299 • Document entitled, GCG Peer Review, Algonquin Trail and Captain Eames, dated 10/20/2025
- 300 • Document entitled, Captain Eames Abutters List, dated 8/21/2025
- 301 • Document entitled, Copy of Check, N.D.
- 302 • Document entitled, Captain Eames NOI, dated 8/22/2025
- 303 • Document entitled, Deed and Recorded O&M Plan, dated 9/12/2025
- 304 • Plan entitled, Captain Eames Plan, dated August 2025
- 305 • Document entitled, Stormwater Memo, dated 8/22/2025