



Town of Ashland, *Office of Conservation*

MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
March 9, 2026

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

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.

Notice of Intent and Request for Stormwater Management Permit, 55 Tilton Avenue, Map 14 Parcel 30, Tilton Sunrise, LLC, % Connorstone Engineering, LLC, DEP File No. Not Issued

The applicant was not present at the start of the meeting. The hearing was tabled in the scenario that the applicant was having technical difficulties.

Mr. Crow joined the meeting.

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 (Attorney, Panos Law Group, Representing the Applicant) summarized that on March 1st, a site visit was held on the project site with several Commissioners in attendance. Mr. Panos noted that on Wednesday March 11 at 6:00 PM, the application team will be holding an info session for abutters. Mr. Panos asked if a notice had been sent out to the Town offices regarding the info session for abutters. Sander Depietri (Applicant, Depietri Group, LLC, Principal) responded that notices were only sent to abutters, however, anyone from the Town can attend. Mr. Panos continued, that they have agreed to the peer review scope and have submitted a check, and they will be awaiting the peer review

41 report. Mr. Moulton stated that on the introduction for the Operations and Maintenance Plan, the Town
42 of Natick and the JPL Corporation were stated. Mr. Panos responded that that will be taken care of.
43 John Grenier (Project Engineer, MP Design Consultants) summarized that they were able to review
44 comments provided by the Commission at the last meeting. Mr. Grenier summarized that the applicant
45 team is proposing a 2-ft wide and 2-ft deep perforated PVC underdrain to collect a potential
46 groundwater outbreak along the shoulder of the road along Ballard Road, which will tie into a proposed
47 manhole at the intersection of Ballard Road and Upland Road. Mr. Grenier added that in response to
48 concerns made at the previous hearing, a well-defined channel was created to direct any water leaving
49 infiltration basin via the emergency spillway, away from both proposed and existing houses.
50 Mr. Hakansson stated that he was under the impression that groundwater was more of a concern on the
51 eastern side of Ballard Road. Mr. Panos responded that he distinctly remembers water bubbling up from
52 a concrete frame with inlaid rebar, which was at the end of the driveway of 8 Ballard Road where the
53 underdrain is proposed, and explained that the intent of proposing the underdrain is that groundwater
54 will be captured and transported before water surges up through the road. Mr. Grenier added that this
55 should improve the longevity of the roadway. Mr. Panos added that they do not still know the root
56 cause for the water outbreak, however, they are still willing to include a condition that states that if an
57 alternate root cause for the excess water is found during construction, this can be reevaluated.
58 Mr. Crouch stated that tying the underdrain into the street drainage system should be approved by
59 Department of Public Works (DPW). Mr. Panos responded that this has not yet been brought to the
60 attention of DPW, however, they will talk to the DPW as this moves forward. Ms. Solomon added that
61 the applicant will need to get a Road Opening Permit (ROP) for both roadways, and the applicant will
62 have to get DPW approval for that anyway, however, suggested to the applicant to talk to DPW about
63 the underdrain as soon as possible.

64
65 Mr. Crow noted that a 40B development was previously proposed at this site, and added that there is a
66 lot of groundwater at this site and that any construction will alter underground flow patterns, and so it
67 is vital that the stormwater system that is proposed and ultimately constructed will not cause any
68 adverse effects to nearby and downhill properties. Mr. Crow added that, knowing that there is a lot of
69 groundwater in this area, he is concerned regarding the tie-in to the Town stormwater infrastructure
70 and asked about the capacity of the existing infrastructure and for further clarification on the
71 downstream impacts. Mr. Grenier responded that, with the infiltration systems proposed onsite, runoff
72 will be drastically reduced in post-construction conditions, and reiterated that roadway stormwater
73 infrastructure overflows into the existing stormwater drainage system in Upland Road. Mr. Crow
74 responded that groundwater is not as well understood as stormwater and developments can cause
75 unexpected results. Mr. Grenier understood, and added that this will be peer reviewed as well.

76
77 Mr. Elgart, 23 Upland Road, stated that his biggest concern is where the water outbreak is coming from,
78 and asked that once Highland Road and Ballard Road are constructed, will that alter groundwater flow in
79 an unexpected manner and in a manner not controllable with the proposed stormwater
80 infrastructure. Mr. Grenier responded that they are proposing stormwater swales to capture some of
81 the sheet flow off of the upgradient properties and are introducing catch basins within the roadway to
82 capture runoff from the roadways. Mr. Grenier further explained that, with the introduction of the
83 stormwater drains, it may capture the groundwater and route it along the drain lines. Mr. Grenier stated
84 that they believe that they are capturing much of the stormwater runoff on-site and the introduction of
85 subsurface utility trenches, post-construction conditions should guide water away from his property.
86 Mr. Elgart agreed and added that subsurface conditions of the site are not so well known, and there may
87 be excess clay or fissures may be created, which could exacerbate groundwater issues during or post-
88 construction. Mr. Grenier responded that they did conduct a significant number of soil test pits on site,

89 reiterated that the proposal will be peer reviewed, and added that the applicant team will conduct
90 further review regarding potential existing groundwater conditions on site and how the proposal may
91 affect groundwater patterns.

92
93 Mr. McGee, 8 Ballard Road, asked what the oversight process is regarding the construction regarding
94 the drainage structures. Mr. Panos responded that oversight is flexible, and the applicant team is open
95 to an arraignment where there is some oversight through the Conservation Commission through their
96 Agent during construction, there is mandated oversight throughout construction and after as described
97 in the Long-Term Operations and Maintenance Plan, and there may be additional chances for oversight
98 as issues arise during construction. Mr. McGee asked what might happen if measures taken to mitigate
99 groundwater outbreaks are found to not work or fail years later after construction. Mr. Panos
100 responded that he usually does not run into that, however, there are safeguards in place and if issues
101 are encountered during construction, they will pivot and find an alternate solution.

102
103 Mr. Hakansson asked if this project will be completed in phases, and added that if clearing is completed
104 in phases, it may be easier to identify surface and groundwater issues on site. Mr. Panos responded that
105 the trees that have to come down to accommodate for the construction of the roadways and
106 stormwater management structures first, and can work something out with the Town to create a phased
107 clearing plan.

108
109 Mr. Tessicini, 9 Upland Road, asked if potential post-construction failures in the concrete galley system
110 were discussed or if any instances are known. Mr. Grenier responded that issues he has seen most often
111 consist of stormwater basins not draining within a 72-hour period. Mr. Grenier continued, that post
112 construction management of the stormwater infrastructure is vital, in that basins should be cleaned of
113 sediment or silt deposits from the construction process, and that it is good practice with subsurface
114 systems to keep them offline until the site is stable to prevent sediment from clogging the system.

115 Mr. Panos added that once built, the new residences will be put into a homeowner's association (HOA),
116 and the HOA will be responsible for the operations and maintenance of the stormwater systems.

117 Mr. Grenier added that there are protocols during and after construction for the upkeep of these
118 systems.

119
120 Mr. Crouch asked if Ballard Road is currently a private road. Mr. Panos responded that Ballard Road is
121 currently private and the applicant intends to maintain the development as private roads. Mr. Panos
122 further discussed the current maintenance of the existing portion of Ballard Road.

123
124 **Motion:** Mr. Hakansson moved to continue the hearing for the Request for Stormwater Management
125 Permit at Highland Road and Ballard Road to March 23, 2026 at 7:05 PM. The motion was seconded by
126 Mr. Crow.

127 **Vote:** The motion passed with a 7-0-0 vote. (Rollcall vote: OA, PC, GC, CH, GT, WM, GW)

128
129 **Notice of Intent and Request for Stormwater Management Permit, 55 Tilton Avenue, Map 14 Parcel**
130 **30, Tilton Sunrise, LLC, % Connorstone Engineering, LLC, DEP File No. Not Issued**

131 Ms. Solomon suggested continuing this hearing as the applicant was still not present. Mr. Moulton
132 requested that the applicant submits a revised application to include 60 Pleasant Street in the project
133 location description, as a portion of construction is proposed to occur at 60 Pleasant Street as well.

134 Ms. Solomon responded that she will have the applicant change that.

135

136 **Motion:** Mr. Hakansson moved to continue the hearing for the Notice of Intent and Request for
137 Stormwater Management Permit for 55 Tilton Avenue to March 23, 2026 at 7:05 PM. The motion was
138 seconded by Mr. Crow.

139 **Vote:** The motion passed with a 7-0-0 vote. (Rollcall vote: OA, PC, GC, CH, GT, WM, GW)

140

141 **Notice of Intent and Request for Stormwater Management Permit, 30 Memorial Drive, Map 13 Parcel**
142 **178, Rick Macpherson of MetroWest YMCA % Bohler, LLC, DEP 95-1009**

143

144 **Mr. Wands left the meeting.**

145

146 **Mr. Hakansson took over as vice chair.**

147

148 **Mr. Wands returned to the meeting.**

149

150 **Mr. Wands took over as Chair.**

151

152 Andrew Platt (Project Engineer, Bohler Engineer, Representing the Applicant) summarized the proposal,
153 which includes the construction of an Early Learning Center and a YMCA facility, and associated paving,
154 grading, and utilities. Mr. Platt explained that, after several reviews by multiple departments, some
155 changes in the site layout were made, the most relevant one to the Commission being an increase in size
156 of the subsurface infiltration systems. Mr. Platt explained that the prior latest revision submitted in July
157 had a decrease in peak discharge runoff rates, however, the site still had an increase in volumes.
158 Mr. Platt continued, that the stormwater infiltration systems (both surface-level and subsurface) were
159 increased in order to eliminate the increase in stormwater volumes post-construction across the site.
160 Mr. Platt added that the increase in the rear surface basin resulted in the toe of slope moving closer to
161 the wetlands boundary. Mr. Platt continued that two temporary sedimentation basins and diversion
162 swales were included in the rear and northeast corner of the site to better control sediment-laden
163 runoff during construction, as well as a small settling basin at the construction entrance. Mr. Platt
164 explained that the soils on site are slowly-draining, and that perimeter erosion controls (silt fence and
165 compost filter sock) will be installed in addition to the temporary sediment basins and diversion swale.
166 Mr. Platt reiterated that this erosion control plan is more intense than the originally-proposed plan, and
167 that they are also proposing typical best management practices for erosion and sedimentation control,
168 such as inlet protection. Mr. Platt added that 200 trees are proposed around the site and that
169 construction and wildlife seed mix is proposed on the slopes at the rear of the development which is low
170 maintenance.

171

172 Mr. Crow asked what will be in the place of the athletic fields before they are constructed. Mr. Platt
173 responded that they are still working out the specific details, however, the athletic fields will be rough-
174 graded and planted with grass, and that the walking paths and final touches to the fields will probably
175 be finished at a later date. Mr. Crow asked for confirmation that, from a drainage standpoint, fields will
176 be pretty much in final condition. Mr. Platt confirmed. Mr. Crow asked if there are any additional
177 phasing plans that the Commission should be aware of. Mr. Macpherson (Applicant) confirmed that
178 there are not. Mr. Crow asked that all other aspects of the project will be constructed in accordance
179 with the Order of Conditions. Mr. Platt confirmed. Mr. Wands asked if there will be a stormwater system
180 installed for the fields. Mr. Platt responded that the fields will be graded so that any runoff will sheet-
181 flow into the surface basin. Mr. Macpherson added that these fields are intended for passive recreation
182 purposes. Ms. Solomon added that the detail for the construction entrance still specifies a 6-inch depth,
183 whereas the Commission requires a minimum of 8 inches, although this can be kept as a condition if the

184 Commission agrees to that. Mr. Crouch asked that he two subsurface infiltration systems will collect
185 runoff from the roof and parking lot, and that the surface basin will collect runoff from the fields.
186 Mr. Platt confirmed, and added that the surface basin will also collect some runoff from the access
187 drive. Mr. Crouch asked if the emergency access driveway will be gated. Mr. Platt confirmed.
188 Ms. Solomon stated that roof drain #4 is also proposed to daylight at the edge of the field and sheet-
189 flow to the surface basin Mr. Platt confirmed, and added that GCG noted that the volume of runoff
190 transported by that roof drain was so small that GCG recommended the removal of the scour pad
191 originally proposed. Mr. Crouch asked if the basin has underdrains proposed. Mr. Platt confirmed, and
192 explained that because the soils are poorly drained, the underdrains will allow the basin to drain in 72-
193 hours. Mr. Crouch asked if the erosion control boundary follows the limit of work (LOW). Mr. Platt
194 responded that the erosion control boundary is just inside of the LOW. Mr. Crouch asked if the slopes
195 will be temporarily stabilized with matting or equivalent, and explained that if erosion were to occur at
196 the rear slope, sediments could easily overtop or overwhelm the silt fence. Mr. Platt responded that
197 they can include some sort of erosion control matting at that slope.

198
199 Mr. Wands opened up the discussion to the public. No discussion was made.

200
201 **Motion:** Mr. Moulton moved to close the Notice of Intent and Request for Stormwater Management
202 Permit at 30 Memorial Drive, DEP 95-1009. The motion was seconded by Mr. Crow.

203 **Vote:** The motion passed with a 6-0-1 vote. (Rollcall vote: OA, PC, GC, CH, WM, GW) Mr. Toledo
204 abstained.

205
206 The Commission discussed and reviewed the conditions to be included in the Order.

207
208 **Motion:** Mr. Moulton moved to issue the Order of Conditions and Stormwater Management Permit as
209 discussed at 30 Memorial Drive, DEP 95-1009. The motion was seconded by Mr. Crow.

210 **Vote:** The motion passed with a 6-0-1 vote. (Rollcall vote: OA, PC, GC, CH, WM, GW) Mr. Toledo
211 abstained.

212
213 **Notice of Intent, 90 Waverly Street, Map 10 Parcel 70, Victor Mourao, DEP 95-1003**

214 Mr. Wands asked for a motion to continue the hearing.

215
216 **Motion:** Mr. Hakansson moved to continue the Notice of Intent for 90 Waverly Street, DEP 95-1003 to
217 March 23, 2026 at 7:05 PM. The motion was seconded by Mr. Crow.

218 **Vote:** The motion passed with a 7-0-0 vote. (Rollcall vote: OA, PC, GC, CH, GT, WM, GW)

219
220 **Enforcement Order, 0 Pond Street, Map 22 Parcel 6, ENZO Realty LLC % Derek Orifice**

221 Ms. Solomon stated that no representation is present for this item, and that an Enforcement Order was
222 delivered to the property owner via constable service, and that an email was received from a
223 representative stating that the property owner's cell phone was damaged. Ms. Solomon added that
224 emails being sent to the property owner have been bouncing back, indicating that the email address
225 either no longer exists or the Conservation Office's email addresses have been blocked. Ms. Solomon
226 added that the Enforcement Order required the property owner to remove the containers from the site
227 by the end of the day today and attend this meeting, neither of which have been done.

228
229 Mr. Hakansson asked if the person in communication with the Conservation Office has also been
230 receiving the Enforcement Orders and other Notices. Ms. Solomon responded that the Enforcement
231 Order was sent to the property owner, Derek Orifice, at Orifice Refuse and Recycling, and that his

232 representative, Michael Semizoglou, has been in communication, though infrequent, with the
233 Conservation Office. Mr. Crouch asked what is the current status of the site in relation to the Building
234 Commissioner. Ms. Solomon responded that the Building Commissioner was waiting to see what would
235 happen once an Enforcement Order was issued, and that the next step is a multi-departmental meeting
236 with Town Counsel present. The Commission further discussed next steps to take with Town Counsel.
237

238 **No motion was taken and no vote was made.**

239

240 **Review Minutes from 2/23/2026:**

241 **2/23/2026 Meeting Minutes:**

242 The Commission reviewed and edited the February 23, 2026 meeting minutes.
243

244 **Motion:** Mr. Ackerman moved to approve the February 23, 2026 meeting minutes as presented. The motion
245 was seconded by Mr. Moulton.

246 **Vote:** The motion passed with a 5-0-2 vote. (Rollcall vote: OA, GC, CH, WM, GW). Mr. Crow and Mr. Toledo
247 abstained.
248

249 **Member Prerogative:**

250 Mr. Moulton asked what the status is on Burnham Circle. Ms. Solomon responded that the Select Board held
251 an executive session and that she does not know the results of that, though she believes there were
252 discussions regarding a settlement agreement.
253

254 **Meeting Adjournment:**

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

256 **Vote:** The motion passed with a 7-0-0 vote. (Rollcall vote: OA, PC, GC, CH, GT, WM, GW)
257

258 **The meeting was adjourned at 8:43 PM.**

259

260 **Documents Reviewed by the Commission:**

- 261 • Document entitled, Meeting Agenda, dated 3/9/2026
- 262 • Document entitled, Agent Report, dated 3/9/2026
- 263 • Document entitled, Meeting Minutes, dated 2/23/2026
- 264 • Document entitled, 55 Tilton NOI and SMP, dated 2/10/2026
- 265 • Document entitled, 55 Tilton Stormwater Report, dated 1/23/2026
- 266 • Document entitled, 55 Tilton Avenue DOA Signed, dated 11/12/2024
- 267 • Document entitled, Town of Ashland, Mail – 55 Tilton Ave Tech Review Notes, dated 11/25/2026
- 268 • Plans entitled, 55 Tilton Avenue Site Plans, dated 1/23/2026
- 269 • Document entitled, Ballard and Highland GCG Peer Review Proposal, dated 3/4/2026
- 270 • Document entitled, Ballard and Highland SMP Application, dated 2/4/2026
- 271 • Plans entitled, Highland Road and Ballard Road Proposed Development Plans, dated 2/4/2026
- 272 • Plans entitled, Highland Road and Ballard Road SW Report figures, dated 1/27/2026
- 273 • Document entitled, Ballard Road and Highland Road Stormwater Management Report, dated
274 2/4/2026
- 275 • Presentation entitled, Ballard and Highland Road, dated 2/23/2026
- 276 • Photos entitled, IMG_6466 to IMG_6468, IMG_6470, IMG_6475, and MOV_8140 (showing potential
277 groundwater outbreak), received 2/20/2026

- 278 • Document entitled, Town of Ashland – Mail, Questions regarding Ballard Road subdivision, dated
279 2/20/2026
- 280 • Document entitled, 30 Memorial Drive GCG 4th Review, dated 3/2/2026
- 281 • Plans entitled, Revised YMCA sheets, dated 2/12/2026
- 282 • Plans entitled, YMCA 30 Memorial Drive Full set, dated 2/12/2026
- 283 • Document entitled, GCG 3rd Peer Review, YMCA, dated 2/5/2026
- 284 • Document entitled, Applicant Response to 3rd Peer Review, dated 2/12/2026
- 285 • Document entitled, Revised Drainage calculations, 30 Memorial Drive, dated 2/12/2026
- 286 • Plans entitled, 30 Memorial Drive YMCA Revised Plans, dated 12/26/2025
- 287 • Document entitled, YMCA Letter DPW, dated 12/11/2025
- 288 • Document entitled, Town of Ashland – Mail, Status of MWYMCA Permitting, dated 12/11/2025
- 289 • Document entitled, Drainage Report for 30 Memorial Drive, dated 11/24/2025
- 290 • Document entitled, Proposed Site Plan Documents, 30 Memorial Drive, dated 11/24/2025
- 291 • Document entitled, 2nd Peer Review responses, Planning Board, dated 12/1/2025
- 292 • Document entitled, YMCA review comments, dated 10/7/2025
- 293 • Document entitled, town of Ashland, Mail – YMCA ConCom, dated 10/8/2025
- 294 • Plan entitled, YMCA Revised, dated 9/19/2025
- 295 • Document entitled, 30 Memorial Drive Drainage Report, REV 10/6/2025
- 296 • Document entitled, 30 Memorial Drive NOI & SMP, dated 6/24/2025
- 297 • Document entitled, 30 Memorial Drive Drainage Report, dated 4/25/2025
- 298 • Document entitled, 30 Memorial Drive, Abutters Receipts, N.D.
- 299 • Document entitled, 30 Memorial Drive Filing Fee Attachment, dated 6/24/2025
- 300 • Plan entitled, 30 Memorial Drive, dated 6/24/2025
- 301 • Document entitled, GCG Review 30 Memorial Drive, YMCA, dated 8/4/2025
- 302 • Document entitled, 0 Pond Street Enforcement Order, dated 2/13/2026
- 303 • Document entitled, 0 Pond Street Enforcement Order cover letter, dated 2/13/2026
- 304 • Document entitled, Town of Ashland – Mail, 0 Pond Street, dated 2/27/2026
- 305 • Document entitled, Town of Ashland – Mail, 0 Pond Street Fwd, dated 12/23/25
- 306 • Document entitled, 0 Pond Street, Inspectional Services and Zoning Ordinance NOV, dated
307 12/15/2025
- 308 • Document entitled, Town of Ashland – Mail, Dumpsters 12-11-2025, dated 12/17/2025
- 309 • Document entitled, 0 Pond Street Road Opening Permit, Letter from DPW, dated 12/1/2025
- 310 • Document entitled, 0 Pond Street NOV, dated 9/24/2025
- 311 • Document entitled, 0 Pond Street NOV, dated 10/9/2025
- 312 • Document entitled, 0 Pond Street NOV, dated 10/22/2025
- 313 • Document entitled, 0 Pond Street NOV, dated 11/4/2025
- 314 • Document entitled, 0 Pond Street NOV, dated 11/19/2025
- 315 • Document entitled, 0 Pond Street fines tickets, dated 10/22/2025
- 316 • Photos entitled, 0 Pond Street, dated 9/24/2025
- 317 • Photos entitled, 0 Pond Street, dated 10/9/2025
- 318 • Photos entitled, 0 Pond Street, dated 10/30/2025
- 319 • Photos entitled, 0 Pond Street, dated 11/3/2025
- 320 • Photos entitled, 0 Pond Street, dated 11/11/2025