



Town of Ashland, *Office of Conservation*

MEETING MINUTES
ASHLAND CONSERVATION COMMISSION
July 14, 2025

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 by 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 Determination of Applicability, 62 Fountain Street, Fabio Fragale, Barn Replacements with associated water and sewer lines and grading

Mr. Fragale summarized that he plans on rebuilding the existing barn structures located behind the existing house at 62 Fountain Street. Mr. Fragale proposed the installation of water and sewer lines to each structure. The proposed sewer line has 2 associated manholes and 1 pump, and the water line going to the rear-most barn will have an associated shutoff valve. Mr. Fragale reiterated that both barns are in very poor condition, are too old to rebuild, and must be fully demolished and their foundations completely replaced. Ms. Solomon added that the blue line shown on the plan represented the 200-ft Riverfront Area from the Sudbury River, which extends to the back of the first barn (referred to as the garage), and added that the rear-most barn is not within jurisdiction. Ms. Solomon explained that a site visit performed on July 1, 2025 confirmed that wetlands previously delineated and approved on an Order or Resource Area Delineation (ORAD) in 2007, had receded beyond jurisdiction in relation to the barn or no longer exist.

Mr. Moulton asked if Mr. Fragale will be installing a new foundation within the same footprint of the existing structures. Mr. Fragale confirmed, and elaborated that the existing foundations are made of stone, and will be replaced with 4-ft frost walls and so excavation will not be too intensive. Mr. Moulton asked if both sewer and water will be going to the garage. Mr. Fragale confirmed. Mr. Moulton asked if the property slopes down from the road. Mr. Fragale confirmed, and explained that the garage is about 120-ft from the road, and that the driveway is $\frac{3}{4}$ -in stone, and erosion should not be an issue.

43 Mr. Moulton stated that, once excavation begins for the utility line trenches, there is potential for
44 erosion to occur near or into the roadway, and asked if land slopes towards the road from the existing
45 house. Mr. Fragale responded that land is fairly level going from the existing house towards the road.
46 Mr. Hakansson asked if there is sewer and water connected to the house. Mr. Fragale responded that he
47 would also be installing the sewer and water lines for the house (scrivener's note: the existing house
48 nearest to Fountain Street currently has all of its utility connections. This question was in reference to
49 the rear-most barn structure, which will eventually be constructed as an accessory dwelling unit).
50 Mr. Moulton asked if the proposed sewer line going to the garage will be teed-off to extend the sewer
51 line to the rear-most barn. Mr. Fragale confirmed, and added that the sewer line will tee-off from the
52 existing sewer line connected to the existing house, will tee-off at the garage at the proposed manhole
53 (scrivener's note: there are two proposed sewer connections going to the garage shown on the
54 plan. Only one of these lines will be installed, dependent on subsurface site conditions). Mr. Crouch
55 asked if the water or sewer lines were shown in red. Mr. Fragale responded that the southern-most line
56 is an existing sewer line that will be capped and removed, and the northernmost red line is a proposed
57 water line. Mr. Fragale added that he will be extending the water line from the existing house to the
58 garage because the garage does not require a separate connection. Mr. Crouch stated that that
59 connection is not shown on the plan. The Commission continued to discuss the placement of the utility
60 lines. Ms. Solomon stated that the plan can be revised to show the correct designations on the utility
61 lines. Mr. Fragale summarized that the water line in the roadway was broken when he had originally
62 purchased and renovated the existing house, and the Department of Public Works (DPW) replaced the
63 broken section and installed a shutoff valve to the house. Mr. Hakansson asked if the existing house
64 previously had a septic system. Mr. Fragale responded that it had a cesspool tank in the basement of the
65 existing house, and added that the sewer connection is already stubbed 3-ft into the property, so no
66 digging will occur in the roadway. Mr. Crouch asked if there will be any excess material removed from
67 the trenches. Mr. Fragale responded that he should not, as excavated material will be hauled off-site
68 throughout excavation, as utility lines must be surrounded by approved fill material (3/4-in stone for
69 sewer lines and sand for water lines). Mr. Wands asked if excavated material from the foundations will
70 be stockpiled. Mr. Fragale responded that if necessary, the stockpile will be located between the barn
71 and the garage, beyond the 200-ft Riverfront Area boundary. Mr. Crouch asked if there is a need for
72 erosion controls. Ms. Solomon explained that the contour lines shown on the plan do show that land is
73 flat where trenching will occur for the utility lines. Mr. Wands added that erosion controls should not be
74 necessary.

75
76 Mr. Dassoni, 119 Main Street, asked if the soil can support the construction of the two new foundations.
77 Mr. Fragale confirmed, and added that final plans and blueprints will be engineered and footings will be
78 installed as necessary. Mr. Dassoni asked if sewer lines will be connected to both sides of the garage,
79 and if a water utility line will be connected to the garage. Mr. Fragale responded that only one sewer
80 line and one water line will be connected to the garage. Mr. Dassoni asked if DPW signed off on the
81 proposed utility lines. Mr. Fragale confirmed.

82
83 **Motion:** Mr. Hakansson moved to close the hearing for the Request for Determination of Applicability at
84 62 Fountain Street. The motion was seconded by Mr. Moulton.

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

86
87 **Motion:** Mr. Crouch moved to issue a Negative 3 Determination of Applicability, with the condition that
88 the designated stockpile location be shown on a revised plan. The motion was seconded by
89 Mr. Moulton.

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

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Notice of Intent and Request for Stormwater Management Permit, 30 Memorial Drive, Rick Macpherson of MetroWest YMCA % Bohler, LLC, DEP File No. 95-1009

Mr. Platt (Bohler Engineering, Representative), summarized that they are proposing to build an Early Learning facility and YMCA facility at 30 Memorial Drive, located in the Rail Transit D district, and will be before the Planning Board (PB) and Zoning Board of Appeals (ZBA) shortly. Mr. Platt explained that the site is completely wooded and does have wetlands, however, they mostly border the site, and that Trolley Brook is at the immediate west of the property. On the existing conditions plan, the blue line represents the property line, the bright green line represents the wetland line, and the heavy black line represents the limit of work. Mr. Platt continued, that the site does have some difficult topography. Mr. Platt reiterated that two buildings are proposed, one being a one-story Early Learning Facility, and the second being the main YMCA building. There is a 262-spot parking lot proposed to wrap around the western side and across the front of buildings, with an emergency access drive to the rear of the main building. The parking lot has two driveways with egress and ingress on both sides. Grading is proposed to be mostly balanced, as excavated material is approximately equal to fill material. Most of the fill will be used on the northernmost end of the property, resulting in a 3:1 slope going down from an area reserved for recreational fields. Fields and walking paths shown in the rear of the property are not part of this application, however, they are proposing to clear-cut and grade the rear of the property to accommodate for them in the future. Mr. Platt continued, that there are five infiltration basins proposed, four of which are subsurface infiltration basins. Subsurface basins collect stormwater runoff from the parking lot and roofs, and the 1-foot deep, grassed, infiltration basin will collect runoff from the fields and the emergency driveway. Mr. Platt added that water quality treatment will be provided by deep-sump catch basins and a grass filter strip for runoff coming down from the emergency driveway and field. There are also water quality units and isolator rows within the subsurface infiltration basins. Soils are classed as type "A" and are very well-drained, therefore, there is almost no stormwater runoff under existing, undeveloped conditions. Mr. Platt added that proposed drainage system will replicate existing conditions, with almost no stormwater runoff leaving the site. Proposed landscaping consists of native plant species, 206 new trees are proposed to be planted, perimeter slopes will be planted with a New England conservation wildlife mix, and the field area will be seeded with a grass mix. Existing vegetation will be protected to the greatest extent practicable.

Mr. Crouch asked if the site layout was reviewed by the Fire Department. Mr. Platt responded that they had not reviewed the plan directly. Mr. Crouch stated that the Fire Department may want access on all sides of the buildings. Mr. Platt responded that there is a series of hydrants in the rear of the building, the emergency driveway is 20-ft wide to allow a fire truck to access the back of the building, and there is a walking path on the east side of the building. Mr. Crouch added that it may be helpful to add the highlighted wetland boundary on the proposed conditions sheets. Mr. Moulton asked for confirmation that the recreation fields would not be finalized as a part of this application. Mr. Platt responded that the fields may be completed in the future, however, phasing will ultimately be determined by cost. Mr. Moulton asked if the field area would be used as stockpile locations. Mr. Platt confirmed. Mr. Crouch asked if the fields will be natural or synthetic turf. Mr. Platt responded that they will be natural turf fields. Mr. Crouch asked what the heavy dashed gray line symbolized. Mr. Platt responded that it was the limit of work, and that the work area is approximately 9.5 acres. Mr. Moulton asked that the current proposal consists of clearing and grading the fields area for stockpile locations, and sometime in the future, would be converted to trails and recreational fields. Ms. DiLeo (Scalora Consulting, Project Manager) responded that the intention at this point would be to clear and grade the site for the full master plan and that the fields will not be constructed to completion, but are preparing the site for minimal impact should the fields be completed in the future. Mr. Wands asked if there will

139 be any blasting that will occur for ledge removal. Mr. Platt responded that no blasting will have to occur,
140 and they do not expect to be removing any ledge. Ms. DiLeo confirmed, and added that several large
141 boulders will have to be removed.

142
143 Mr. Dassoni, 119 Main Street, asked if the rear lawn area could be left forested and cleared after-the-
144 fact if the applicant decides to move forward with the recreational fields. Ms. DiLeo responded that the
145 intent on clearing, grading, and converting the rear to lawn at this time would prevent the need for
146 bringing large logging equipment and heavy machinery to the rear of the property after both buildings
147 are constructed. Mr. Dassoni asked if a secondary emergency drive on the east side of the building could
148 be added. Mr. Platt explained that the topography of the site would not allow for a secondary driveway,
149 and added that ultimately, a determination will be made by the Fire Department if a secondary access
150 point is necessary.

151
152 Mr. Wands asked if the Commission would entertain a site visit. Mr. Crouch agreed, and asked if the site
153 is accessible. Ms. DiLeo responded that the site is accessible, and depending on timing, could potentially
154 attend a site visit. Ms. Solomon added that the PB has tentatively scheduled a site visit on July 23st at
155 6:30 PM. Mr. Wands asked if the PB would prefer if the Commission asked for permission to join them.
156 Ms. Solomon confirmed.

157
158 **Motion:** Mr. Hakansson moved to continue the hearing for the Notice of Intent and Request for
159 Stormwater Management Permit, 30 Memorial Drive, DEP 95-1009 to August 11, 2025 at 7:05 PM. The
160 motion was seconded by Mr. Moulton.

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

162
163 **Notice of Intent, 66 West Union Street, Shawn Arnold % McArthur Environmental Consulting, DEP File**
164 **No. 95-1008**

165 Ms. MacArthur (McArthur Environmental Consulting, Representative) summarized that the existing shed is
166 now proposed to be moved outside of the Bordering Vegetated Wetland (BVW) and the 25-ft No Disturb
167 Zone (NDZ), and that the number of proposed plantings has decreased as there is already a large population
168 of cinnamon fern in the area. No heavy equipment is proposed to be used to move the shed, and that
169 Mr. Arnold will be moving it by hand.

170
171 Mr. Crouch asked if any trees are proposed to be removed. Ms. McArthur responded that no trees are
172 proposed to be taken down. Mr. Arnold added that a few small trees, 3 to 4 inches in diameter, may have to
173 be removed, however, existing vegetation mostly consists of fern and small shrubs. Mr. Crouch added that
174 now is a good time to move the shed as any wetland soils in the area will be a lot drier and will be much
175 more stable.

176
177 Mr. Dassoni, 119 Main Street, asked if the ground is strong enough to support the shed being moved out of
178 the BVW and NDZ. Ms. McArthur confirmed.

179
180 Mr. Hakansson asked if Mr. Arnold received information on the history of the surrounding land. Mr. Arnold
181 confirmed.

182
183 **Motion:** Mr. Hakansson moved to close the hearing for the Notice of Intent at 66 West Union Street, DEP
184 95-1008. The motion was seconded by Mr. Moulton.

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

186

187 The Commission reviewed and edited the draft conditions.

188

189 Mr. Hakansson asked if Ms. McArthur agrees and understands the conditions discussed, and if she could
190 explain to Mr. Arnold what they mean. Ms. MacArthur confirmed.

191

192 **Motion:** Mr. Crouch moved to approve the Order of Conditions at 66 West Union Street, DEP 95-1008. The
193 motion was seconded by Mr. Moulton.

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

195

196 **Mr. Hakansson left the meeting.**

197

198 **Request for Stormwater Management Permit, 240-260 Pleasant Street, Metrowest Facilities, LLC**

199 Ms. Solomon stated that the applicant has requested a continuance to July 28th as the applicant requires
200 time to respond to the peer review comments.

201

202 **Motion:** Mr. Ackerman moved to continue the hearing for the Request for Stormwater Management Permit
203 at 240-260 Pleasant Street to July 28, 2025 at 7:05 PM. The motion was seconded by Mr. Moulton.

204 **Vote:** The motion passed with a 4-0-0 vote. (Rollcall vote: OA, GC, WM, GW)

205

206 **Notice of Intent, 90 Waverly Street, Victor Mourao, DEP File No. 95-1003**

207 Ms. Solomon stated that the applicant has requested a continuance to the next meeting on July 28, 2025.

208

209 **Motion:** Mr. Crouch moved to continue the hearing for the Notice of Intent at 90 Waverly Street, DEP File
210 No. 95-1003 to July 28, 2025 at 7:05 pm. The motion was seconded by Mr. Moulton.

211 **Vote:** The motion passed with a 4-0-0 vote. (Rollcall vote: OA, GC, WM, GW)

212

213 **Notice of Intent, 71 Spring Street, HOLCIM US, DEP File No. 95-1002**

214 Mr. Wands stated that the applicant has requested a continuance to the next meeting date on July 28, 2025.

215

216 **Motion:** Mr. Crouch moved to continue the hearing for the Notice of Intent at 71 Spring Street, DEP File 95-
217 1002 to July 28, 2025 at 7:05 PM. The motion was seconded by Mr. Moulton.

218 **Vote:** The motion passed with a 4-0-0 vote. (Rollcall Vote: OA, GC, WM, GW)

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220

221 **Request for Minor Modification, 56 Fountain Street, Fabio Fragale, DEP 95-962**

222 Mr. Fragale summarized that he is converting an existing garage to an accessory dwelling unit (ADU), and
223 needs to install a sewer manhole and a water shutoff valve to the existing sewer line and existing water line.

224 Mr. Fragale explained that the barn in the front of the property does have an existing sewer line and a water
225 line, and will be converted to an ADU. Ms. Solomon clarified that the greenish/gray dot represented the
226 proposed water shutoff valve, and the blue dot represents the proposed sewer manhole.

227

228 **Mr. Hakansson returned to the meeting.**

229

230 Mr. Moulton asked for confirmation that the proposed sewer manhole is for the sewer line going to the
231 barn, and that the water shutoff valve is for the water line going to the existing house so that the water
232 supply going to the house can be isolated from the water supply going to the barn, and that a water shutoff
233 valve for the barn already exists. Mr. Fragale confirmed, and added that the sewer and water lines are
234 already installed. Mr. Crouch asked if the Order of Conditions (OOC) is still open. Ms. Solomon confirmed,

235 and added that the Order was subject to both the 462-day extension from COVID and a more recent 2-year
236 extension from the Acts of 2024 Tolling Period.

237

238 Mr. Dassoni, 119 Main Street, asked if Mr. Fragale is proposing to install a shutoff valve and a manhole, if
239 the utility line connections are already installed. Mr. Fragale confirmed. Mr. Dassoni asked if the intent of
240 the modification is to dry out an area with additional drainage features. Mr. Crouch responded that the
241 shutoff valve would be installed on a water service line to isolate the barn from the house.

242

243 **Motion:** Mr. Hakansson moved to approve the Minor Modification for 56 Fountain Street, DEP 95-962. The
244 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 **Request for Certificate of Compliance, 12 Oak Tree Lane, Steve Dillon, DEP 95-1006**

248 Mr. Dickinson (CIVILized Solutions, Representative), summarized that the Innovative/Alternative MicroFAST
249 GeoFlow septic system has been installed by Curtis Septic, the area has been loomed and seeded, and there
250 has been no issues with erosion and sedimentation. The bounds have been installed, the grass is growing in
251 well, and the applicant is requesting a Certificate of Compliance (COC) for the completed work.

252

253 Mr. Hakansson asked Ms. Solomon if she had noticed anything else outstanding, and if she had gone on site
254 today. Ms. Solomon responded that she did go out on site today and that she did not notice anything
255 outstanding, and it is up to the Commission to determine if the site is fully stable under current conditions.
256 Mr. Brewin (Attorney, Representative) explained that the septic area is very flat, and added that the closing
257 has already been delayed due to several factors, and that they are hoping to close on July 20th. Mr. Brewin
258 added that the site is stable.

259

260 Mr. Crouch asked if this property previously had a fence surrounding the old septic system. Mr. Dickinson
261 confirmed. Mr. Crouch asked if the issuance of an OOC had been delayed to receive a plan showing the
262 correct survey data relative to floodplain. Mr. Hakansson confirmed. Mr. Crouch asked Ms. Solomon what
263 her opinion is on issuing a COC for the work completed. Ms. Solomon responded that the only determining
264 factor she could think of is the grass cover, as the grass is not yet fully established, and that it is ultimately
265 up to the Commission to decide if the site is stable enough to issue a complete COC or to issue a partial COC
266 instead. Mr. Hakansson asked if there were signs of scouring on site from rain last week. Mr. Brewin
267 responded that there was not. Mr. Hakansson stated that he believes the site is stable enough to issue a
268 partial COC. Mr. Wands asked if the grass will be continued to be watered throughout the summer.
269 Mr. Dillon responded that there are four sprinklers on timers, set to go off twice a day, and he does go on
270 site once a day to water spots not reached by the sprinklers. Mr. Hakansson reiterated that under current
271 site conditions, a partial COC would allow for the now homeowners to close the sale on July 20th, and if the
272 Commission would prefer to issue a complete COC, he would be fine with that. Mr. Wands stated that he is
273 comfortable with a complete COC. Mr. Moulton agreed.

274

275 **Motion:** Mr. Hakansson moved to issue a Complete Certificate of Compliance to 12 Oak Tree Lane. DEP 95-
276 1006. The motion was seconded by Mr. Moulton.

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

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283 **Request for Certificate of Compliance, 54 High Street, Bill Singh, DEP 95-979**

284

285 **Mr. Crouch left the meeting.**

286 Ms. Solomon summarized that a revised plan was received that day, which shows the full septic system with
287 all associated components, plantings along the stream replication area, check dams, the septic reserve area,
288 dry-wells, and the water service line. Ms. Solomon added that the electric line had also been added,
289 however, this is an above-ground, wired connection. Ms. Solomon continued, that wetland seed mix along
290 the banks of stream replication area is growing in well and is coming up through straw matting, water within
291 the stream is running clear, there are a few patches on the northern slope of the property where grass has
292 not fully grown in. Ms. Solomon explained that off of the landing area in the back, erosion does continue
293 down the slope and does go over the silt fence. Ms. Chrisafide added that holes left from the fence that
294 had been installed without permits were left in place (scrivener's note: this fence has since been removed
295 per request of the Conservation Commission and the Health Director).

296

297 **Mr. Crouch returned to the meeting.**

298

299 Mr. Desimone (Colonial Engineering) stated that he had nothing else to add. Mr. Moulton stated that there
300 are a few bounds which do not align with the NDZ boundary, and asked if the Commission would like to see
301 those moved to more accurately reflect where the NDZ is. Mr. Desimone explained that the bound nearest
302 to the driveway is located 3 feet within the NDZ, and the one to the right of that is about 2.5 ft outside of the
303 NDZ. Ms. Solomon explained that these two bounds were installed right up against the erosion control line
304 at the toe of slope, and that the erosion control line had been installed according to the original design,
305 which did not account for the stream in the front of the property. After the design was amended with an
306 amended OOC, the erosion control line was not changed. Mr. Moulton added that there is another bound in
307 the southwestern corner of the lot that is way outside of the NDZ. Mr. Desimone added that this bound is 14
308 feet outside of the NDZ. Ms. Solomon responded that this bound is located at the tree line. Mr. Hakansson
309 asked that all outstanding items that were not previously marked on the As-Built plan are not included.
310 Ms. Solomon confirmed. Mr. Wands asked that, given the amount of planting on site, that the site should be
311 monitored for two growing seasons before a complete COC can be issued. Mr. Hakansson asked if the
312 Commission typically only requires two growing seasons for wetlands replications. Mr. Moulton responded
313 that, because of the number of plantings required for the stream replication area, a partial COC may be
314 more applicable so that plantings could be monitored over two growing seasons. Ms. Solomon added that if
315 the Commission does prefer to issue a Partial COC, conditions 35 and 40 would not be released.
316 Ms. Solomon explained that a partial COC can still be brought to the Registry of Deeds and recorded, and
317 releases the OOC with the exception of the conditions that the Commission had listed, as well as the
318 perpetual conditions. Mr. Desimone asked if the specific date range would be called out for the monitoring
319 period. Ms. Solomon responded that she will defer to the Commission if they prefer otherwise, however,
320 two growing seasons would mean that the new homeowners can come back for a Complete COC at the end
321 of 2026. Mr. Wands agreed. Mr. Singh asked if the monitoring period applies to just the stream replication
322 area or if it includes the entire site. Ms. Solomon responded that the condition specifies that all disturbed
323 areas should be stabilized, which would include the entire site. The Commission further discussed ongoing
324 conditions.

325

326 **Motion:** Mr. Crouch moved to issue a Partial Certificate of Compliance to 54 High Street, DEP 95-979, with
327 the following conditions to be continued: 35, 40, and 42. The motion was seconded by Mr. Moulton.

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

329

330 **Vote for Recommendation, Reappoint Carl Hakansson to the Conservation Commission**

331 Mr. Wands asked if Mr. Hakansson would like to be reappointed. Mr. Hakansson confirmed.

332

333 **Motion:** Mr. Moulton moved to recommend that Mr. Hakansson be reappointed to the Conservation
334 Commission. The motion was seconded by Mr. Ackerman.

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

336

337 **Vote for Reappointment, Owen Ackerman to the Community Preservation Committee**

338 Mr. Wands asked Mr. Ackerman if he would like to be reappointed. Mr. Ackerman confirmed.

339

340 **Motion:** Mr. Hakansson moved to reappoint Mr. Ackerman to the Community Preservation Committee. The
341 motion was seconded by Mr. Moulton.

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

343

344 **Discussion**

345 **40B Application, 55 West Union Street**

346 Ms. Solomon stated that the applicant has received their Eligibility Letter of Approval from
347 MassHousing, and had been mistakenly included on the May 12, 2025 Conservation Commission
348 agenda for review and discussion of a draft letter to the ZBA, when it had still been before
349 MassHousing and not the ZBA. Discussion was tabled to the next meeting.

350

351 **Wetlands Peer Reviews, RFQ items**

352 Ms. Solomon summarized that at the previous meeting, the Commission had given her
353 recommendations for wetlands peer reviewers, and while most had expressed interest, all had
354 asked if the Commission would be requiring a Request for Qualifications, and had also been
355 recommended by the Chief Procurement Officer. Ms. Solomon continued, that this could include
356 how many meetings they would attend, how many site visits they would conduct, Mr. Hakansson
357 asked who is currently the CPO. Ms. Solomon responded that she believed Ms. Mortensen was the
358 CPO. Mr. Hakansson asked if Ms. Solomon had discussed what should be included on an RFQ.
359 Ms. Solomon confirmed. The Commission continued to discuss potential RFQ items and the peer
360 review process.

361

362 **Review of Standard Conditions for Permits**

363 Discussion was tabled to the next meeting.

364

365 **Homeowner's Guide to Living with Wetlands**

366 The Commission discussed the Homeowner's Guide to Living with Wetlands, and suggested making
367 a shorter version no more than two to three pages.

368

369 Mr. Dassoni, 119 Main Street, stated that the average homeowner might not understand an in
370 depth review of what a wetland is, and a much shorter version would be best.

371

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

373

374 **Review Minutes from 6/2/2025:**

375 **6/2/2025 Meeting Minutes:**

376 The Commission reviewed and edited the June 2, 2025 meeting minutes.

377

378 **Motion:** Mr. Hakansson moved to approve the June 2, 2025 meeting minutes as presented. The motion was
379 seconded by Mr. Moulton.

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

381 **Review Minutes from 6/23/2025:**

382 **6/23/2025 Meeting Minutes:**

383 The Commission reviewed and edited the June 23, 2025 meeting minutes.

384

385 **Motion:** Mr. Hakansson moved to approve the June 23, 2025 meeting minutes as amended. The motion was
386 seconded by Mr. Moulton.

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

388

389 **Member Prerogative:**

390 Mr. Hakansson asked if Mr. Bemis was still working for Mr. Gately. Ms. Solomon responded that she was
391 unsure, and added that Mr. Gately will be before the Commission on July 28th for a request for release of
392 additional foundations.

393

394 Ms. Solomon stated that there are a few items that will potentially impacting the Commission. The Mass
395 Ready Act and Environmental Bond Bill was filed by Governor Healy in June, and the comment period is
396 open now with a deadline for submitted comments is in July 29th. The Mass Ready Act does include
397 additional climate resiliency as a goal of the Wetlands Protection Act, and also will simplify the permit for
398 natural restoration projects, removes the environmental impact report for priority housing and natural
399 restoration projects for accelerated review from the Massachusetts Environmental Policy Act, and
400 accelerates Chapter 91 licenses for priority housing. The Act will also divert local appeals for wetlands
401 permits directly to the Supreme Court. Ms. Solomon added that she has not read the entirety of the bill and
402 so there may be more items that could affect the Commission.

403

404 Ms. Solomon continued, that the US Army Core of Engineers (USACE) is implementing a change in how
405 nationwide permits are administered, and are providing a single outreach event on July 24th at 10am, in-
406 person at the Worcester DOT office or online via zoom. This may impact how the Commission interacts with
407 the USACE for projects that are under both USACE and the Commission. Mr. Crouch added that Nationwide
408 Permits have been revoked in New England because the Statewide General Permit was enacted by USACE
409 for each state to supersede Nationwide permits. The Statewide General Permit has since been discarded,
410 and USACE will revert back to the Nationwide permit for New England, including Massachusetts, as it
411 already does for the rest of the nation. Mr. Crouch added that there are set permits and conditions for the
412 project/activity type, and if the applicant remains within those conditions, the permitting process is
413 accelerated. Mr. Crouch added that, in some aspects, this will reduce USACE's jurisdiction. Ms. Solomon
414 stated that the Commission may run into scenarios where applicants think that they only have to apply for a
415 Nationwide permit, which is not the case.

416

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

418

419 **Meeting Adjournment:**

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

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

422

423 **The meeting was adjourned at 9:57 PM.**

424

425

- 426 **Documents Reviewed by the Commission:**
- 427 ● Document entitled, Meeting Agenda, dated 7/14/2025
- 428 ● Document entitled, Agent Report, dated 7/14/2025
- 429 ● Document entitled, Meeting Minutes, dated 6/2/2025
- 430 ● Document entitled, Meeting Minutes, dated 6/23/2025
- 431 ● Document entitled, 62 Fountain Street, RDA, dated 6/25/2025
- 432 ● Plan entitled, 62 Fountain Street, RDA Redlined, N.D.
- 433 ● Plan entitled, 62 Fountain Street Map, dated 6/26/2025
- 434 ● Plan entitled, 62 Fountain Street Map, dated 7/1/2025
- 435 ● Plan entitled, 66 West Union Street, dated 6/25/2025
- 436 ● Plan entitled, 66 West Union Street, dated 4/24/2025
- 437 ● Plan entitled, 66 W Union Street, dated 3/18/2025
- 438 ● Document entitled, 66 West Union Street NOI, dated 3/27/2025
- 439 ● Document entitled, 30 Memorial Drive NOI & SMP, dated 6/24/2025
- 440 ● Document entitled, 30 Memorial Drive Drainage Report, dated 4/25/2025
- 441 ● Document entitled, 30 Memorial Drive, Abutters Receipts, N.D.
- 442 ● Document entitled, 30 Memorial Drive Filing Fee Attachment, dated 6/24/2025
- 443 ● Plan entitled, 30 Memorial Drive, dated 6/24/2025
- 444 ● Document entitled, 90 Waverly NOI, dated 11/12/2024
- 445 ● Document entitled, 90 Waverly Street Change in Wetland Lines, n.d.
- 446 ● Plan entitled, 90 Waverly Street Proposed Soil Absorption System, dated 10/2/2024
- 447 ● Plan entitled, 90 Waverly Street Proposed Conditions, dated 10/2/2024
- 448 ● Document entitled, Town of Ashland – Mail, 90 Waverly Supplemental Info, dated 2/19/2025
- 449 ● Document entitled, 90 Waverly Street Wetland Delineation Report, dated 2/13/2025
- 450 ● Document entitled, 240-260 Pleasant Street GCG Peer Review Comments, dated 7/3/2025
- 451 ● Document entitled, Stormwater Report 240-260 Pleasant, dated January 2025
- 452 ● Plans entitled, Stamped Site Plans 240-260 Pleasant Street, dated 2/7/2025
- 453 ● Document entitled, Comprehensive filing - Metrowest facilities, dated 2/5/2025
- 454 ● Document entitled, PB Cover Letter and Narrative 240-260 Pleasant Street, dated 2/10/2025
- 455 ● Document entitled, Stormwater Management Permit Application, dated 1/22/2025
- 456 ● Document entitled, Town of Ashland – Mail, 240-260 Pleasant Street Comments, dated 3/12/2025
- 457 ● Document entitled, 240-260 Pleasant Street Request for Site Plan Review Revision, dated 6/17/2025
- 458 ● Plans entitled, 240-260 Pleasant Street Site Plans Revised, dated 6/9/2025
- 459 ● Document entitled 240-260 Pleasant Street Stormwater Report, dated January 2025
- 460 ● Document entitled, 240-260 Pleasant Street Stormwater Report Addendum, dated March 2025
- 461 ● Document entitled, Town of Ashland – Mail, MCA Ashland Submittal, dated 6/17/2205
- 462 ● Document entitled, Town of Ashland – Mail, 56 Fountain Street Minor Modification, dated 7/7/2025
- 463 ● Plan entitled, 56 Fountain Street Minor Modification, N.D.
- 464 ● Document entitled, 12 Oak Tree Lane Recorded Deed Statement, dated 7/7/2025
- 465 ● Document entitled, 12 Oak Tree Lane Request for COC, N.D.
- 466 ● Document entitled, 12 Oak Tree Lane Affidavit, dated 7/9/2025
- 467 ● Plan entitled, 12 Oak Tree Lane As-Built, dated 6/24/2025
- 468 ● Plan entitled, 12 Oak Tree Lane Approved with Bounds, dated 5/12/2025
- 469 ● Document entitled, 12 Oak Tree Lane Recorded OOC, dated 6/18/2025
- 470 ● Document entitled, 54 High Street Request for COC, dated 6/4/2024
- 471 ● Document entitled, 54 High Street Enforcement Order, dated 5/19/2025
- 472 ● Photos entitled, 54 High Street, dated 6/20/2025
- 473 ● Photos entitled, 54 High Street, dated 7/10/2025

- 474 ● Map entitled, 54 High Street Current Site Conditions, dated 6/20/2025
- 475 ● Document entitled, 54 High Street Notice of Violation, dated 6/20/2025
- 476 ● Document entitled, 54 High Street Fines, dated 6/20/2025
- 477 ● Plan entitled, 54 High Street As-Built, dated 6/4/2025
- 478 ● Plan entitled, 54 High Street As-Built Revised, dated 6/11/2025
- 479 ● Plan entitled, 54 High Street As-Built Revised 2, dated 6/13/2025
- 480 ● Plan entitled, 54 High Street As-Built Revised 3, dated 7/9/2025
- 481 ● Plan entitled, 54 High Street As-Built Revised 4, dated 7/11/2025
- 482 ● Plan entitled, 54 High Street As-Built Final, dated 7/11/2025
- 483 ● Document entitled, 54 High Street Comments from Anthony Dellorco, dated 7/10/2025
- 484 ● Document entitled, DEP Recommended Standard Conditions, N.D.
- 485 ● Document entitled, Hopkinton – negative determination conditions, N.D.
- 486 ● Document entitled, Hopkinton conditions master list – large projects, N.D.
- 487 ● Document entitled, Framingham Special Conditions Template, N.D.
- 488 ● Document entitled, Waltham Conservation Commission Special Conditions Redlined, N.D.
- 489 ● Document entitled, Franklin Standard Special Conditions, N.D.
- 490 ● Document entitled, Ashland Special Conditions, dated 2020
- 491 ● Document entitled, Homeowner’s Guide to Living with Wetlands, dated 2025
- 492 ● Document entitled, Guide to Wetlands Resource Areas, dated 2025
- 493 ● Document entitled, Shortened Homeowner’s Guide to Living with Wetlands, dated 2025