



June 6, 2022

Ms. Catherine Van Lancker, Chair  
Ashland Conservation Commission  
101 Main Street  
Ashland, MA 01721

Via: email: [bsolomon@ashlandmass.com](mailto:bsolomon@ashlandmass.com)

Reference Notice of Intent  
184 High Street  
Ashland, Massachusetts  
WDA JN-1482.01

Dear Ms. Van Lancker and Members of the Commission:

On behalf of the owner/applicant, Jonathan Williams, we are submitting herewith a Notice of Intent for the construction of a patio, pool, and concrete pad (for pump and filter), and associated grading at 184 High Street. A portion of the patio, pool, concrete pad, and grading is located within the 100' buffer zone to a wetland. The property is identified on the Town of Ashland Assessors' Map 18 as Parcel 160. The property is accessed via a paved drive to the single-family home. This filing has been prepared in accordance with the Massachusetts Wetlands Protection Act (WPA) and Ashland Conservation Commission Wetlands Regulations and bylaws, and contains the following for your reference:

1. Notice of Intent Form 3
2. WPA Appendix A - Wetland Fee Transmittal Form
3. 8.5" x 11" USGS Locus Map
4. FEMA Flood Map
5. NRCS Soils map
6. List of Abutters within 300'
7. Notification to Abutters
8. Filing Fee calculation Worksheet
9. Filing Fee of \$177.50 (1 check for local bylaw and Town share of State Notice of Intent fee)
10. Copy of State NOI filing fee of \$42.50
11. Certificate of Compliance for DEP #95-788.
12. Existing Conditions and Pool Site Plan by WDA Design Group, Inc., dated June 6, 2022

### Existing Conditions

The property contains a two-story single-family home, attached two car garage, paved driveway, gravel parking area, retaining walls, landscaped and lawn areas. A prior Notice of Intent was filed on October 27, 2008, and the Order of Conditions (OOC) issued on January 26, 2009, with a subsequent Certificate of Compliance issued by the ACC May 10, 2022, and has been recorded in the Middlesex South District Registry of Deeds in book 80203, page 443.

The property is identified on the Town of Ashland Assessors' Map 18 as Parcel 160. The subject property is roughly 0.88 acres and is located on the south side of High Street, approximately 240' east of the Hardwick Road intersection. The property is accessed via a paved drive to the single-family home. Topography on the lot is generally gently sloping, with a high elevation of 339 feet at the home down to elevation of 334 near High Street in the front of the house, and 334 at the rear southeast corner of the property (Elevations refer to NAVD 88).

No portion of the site is within a Special Flood Hazard Area, Zone A (area of the 100-year flood) as shown on the NFIP Flood Insurance Rate Map for the Town of Ashland (Map No. FM25017C0513F, effective July 7, 2014). This site does not contain any areas of priority habitat of rare species, wildlife, or vernal pools, according to the Natural Heritage Atlas, dated August 1, 2021. Soils mapped on the site by the NRCS are Ridgebury (71B) fine sandy loam, extremely stony and Woodbridge (310B) fine sandy loam. The Ridgebury soil is a hydric soil and mapped in the areas to the east within the adjacent wetland, while the Woodbridge is a non-hydric upland soil and mapped over the remainder of the property.

A wetland exists along the easterly side of the property, generally from north to south from High Street to the rear of the property. The wetland was previously delineated by others and approved by the Commission. The delineated wetlands are shown by record on the attached existing conditions drawing by WDA. The wetland boundary is indicated by wetland flags labeled 08-1 to 08-15. Two concrete bounds were set at two dedicated locations along the 25' no disturb zone by WDA in March 2022 (shown on attached plan), and the owner secured the "Town of Ashland Protected Resource Area" placards to the top of the bounds.

### **Proposed Work**

The plan includes the construction of an inground pool, stamped concrete pool patio, aluminum 3-rail fence, and 4'x8' concrete filter/pump pad within existing lawn area. Nearly the entire lot is located within the 100' buffer zone, therefore the work would be located within the 100-foot wetland buffer zone with the pool approximately 39' at the closest point to the adjacent wetland, and the associated pool patio at 36' from the wetland. A strip of existing lawn and landscape area would remain between the pool and 25' no disturb zone as well as a new fence. The pool will be a saltwater pool (natural sodium chloride, low chlorine) and use a closed, filtered non-backwash system. All the proposed work will be located within existing lawn or landscaped/hardscape areas outside of the dedicated 25' no-disturb zone. An erosion control barrier consisting of staked and entrenched silt fence backed by straw wattles is proposed at the limit of the proposed grading and will be maintained throughout the entire construction project. Grading on the lot has been minimized to the extent practicable.

The project would alter or disturb approximately 3,600 sf of the existing backyard lawn area and does not increase the impervious area on the lot to more than 50% of the lot (existing plus proposed = 15.5%), nor meet any of the other requirements that would require a Stormwater Permit under the local Stormwater Management Bylaw.

In conclusion we have outlined the relationship of the proposed project to the eight interests of the Wetlands Protection Act:

### **Public and Private Water Supply:**

The single-family home is serviced by public sewer and water. The pool will be filled by trucked in pool water and not from a municipal system or well.

**Groundwater Supply:**

Although approximately 1,500 sf of new impervious area is proposed associated with the pool and patio on the single-family home site, this area will be graded to direct flow to a shallow swale, grassed lawn areas, and natural vegetated areas, and allowed to infiltrate naturally.

**Flood Control:**

The proposed development is not within a Special Flood Hazard Area according to the most recent FIRM. No filling or dredging will occur within any Special Flood Hazard Area. The project will not significantly alter runoff patterns.

**Storm Damage Prevention:**

Erosion control barriers (staked and entrenched silt fence and straw wattles) will be utilized during construction to prevent potential storm damage. Additional erosion control measures, consisting of, but not limited to, strawbales, coir logs and/or silt fence, hay mulch, tackifier, hydroseed, riprap, and erosion control blankets may be utilized to protect any exposed soil should conditions warrant. All erosion control measures will be installed prior to the start of construction, maintained throughout the construction process, and repaired or replaced, as necessary. Erosion control measures on-site will not be removed until all disturbed areas are stabilized. Runoff flow patterns and rates will be maintained under proposed conditions to prevent storm damage.

**Prevention of Pollution:**

Pollution during construction will be prevented by the utilization of erosion control measures, and by minimizing earth disturbance. Erosion control measures on-site will not be removed until all disturbed areas are stabilized. After the site is stabilized, runoff from the site may contain minimal amounts of sediment.

**Protection of Land Containing Shellfish:**

The land does not contain shellfish.

**Protect Fisheries:**

There are no streams indicated on the USGS maps, or other available maps of the property, or adjacent properties. No work is proposed near any stream or other waterbody and given the zone of undisturbed land to remain adjacent to and within the wetlands, no impact to any potential downstream fishery is anticipated.

**Protection of Wildlife Habitat:**

The site does not contain any areas of priority habitat, rare species, or certified vernal pools according to the Natural Heritage Atlas 15th Edition, August 1, 2021. The proposed work is contained in a limited portion of the existing lawn. A corridor of undisturbed vegetation will remain along the remainder of the lot and along the wetland areas.

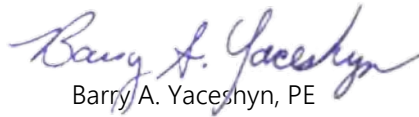
We thank you in advance for your attention to the enclosed information and look forward to meeting with the Commission at your next available public hearing to discuss this Notice of Intent.

Sincerely,

WDA DESIGN GROUP, INC.



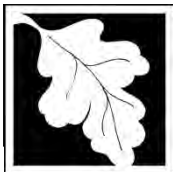
Brian P. Waterman  
Wetland Specialist



Barry A. Yaceshyn, PE  
Project Engineer

cc: DEP Northeast Regional Office (via electronic and certified mailing)  
Mr. and Mrs. Jonathan Williams

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**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Ashland

City/Town

**Important:**

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

184 High Street

a. Street Address

Ashland

b. City/Town

01721

c. Zip Code

Latitude and Longitude:

42-15-12 N

d. Latitude

71-29-24.5 W

e. Longitude

18

f. Assessors Map/Plat Number

160

g. Parcel /Lot Number

2. Applicant:

Jonathan

a. First Name

Williams

b. Last Name

c. Organization

184 High Street

d. Street Address

Asland

e. City/Town

MA

f. State

g. Zip Code

h. Phone Number

i. Fax Number

jwilliams5@bwh.harvard.edu

j. Email Address

3. Property owner (required if different from applicant):  Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Brian

a. First Name

Waterman

b. Last Name

WDA Design Group

c. Company

31 East Main Street

d. Street Address

Westborough

e. City/Town

MA

f. State

01581

g. Zip Code

508-366-6552

h. Phone Number

508-366-6506

i. Fax Number

bwaterman@wda-dg.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$110

a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50

c. City/Town Fee Paid



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## A. General Information (continued)

6. General Project Description:

construction of inground pool, patio, concrete pad withing existing lawn area, within 100' wetland buffer zone (36' closest point to wetland) at site of existing single family home. Erosion controls to be utilized until site fully stabilized.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Middlesex	
a. County	b. Certificate # (if registered land)
80003	79
c. Book	d. Page Number

## B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1.  Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2.  Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



**Massachusetts Department of Environmental Protection**  
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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____	2. square feet _____
	3. cubic yards dredged _____	

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____	
	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b> _____	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

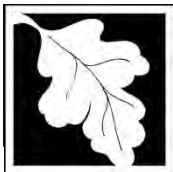
a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

4.  Restoration/Enhancement  
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

_____	_____
a. square feet of BVW	b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

_____	_____
a. number of new stream crossings	b. number of replacement stream crossings



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## C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581**

- 8/1/21  
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

- Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage
- Assessor's Map or right-of-way plan of site

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
  - (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
  - (b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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## C. Other Applicable Standards and Requirements (cont'd)

(c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

(d)  Vegetation cover type map of site

(e)  Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_

3.  Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

c.  Is this an aquaculture project?      d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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**C. Other Applicable Standards and Requirements (cont'd)**

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.



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## D. Additional Information (cont'd)

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

Existing Conditions and Site Plan for 184 High Sreet, Ashland , MA

a. Plan Title

WDA Design Group

Kenneth T. Strom, PLS, Barry A. Yaceshyn, PE

b. Prepared By

c. Signed and Stamped by

6/6/2022

1"=20'

d. Final Revision Date

e. Scale

USGS locus, FEMA Flood

as noted

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

## E. Fees

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2836

5/24/2022

2. Municipal Check Number

3. Check date

2836

55/24/2022

4. State Check Number

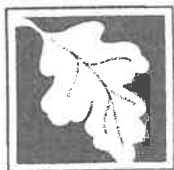
5. Check date

Jonathan and Rebecca

Williams

6. Payor name on check: First Name

7. Payor name on check: Last Name



**Massachusetts Department of Environmental Protection**  
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**F. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant *[Handwritten Signature]*

2. Date *5/23/2022*

3. Signature of Property Owner (if different) *[Handwritten Signature]*

4. Date *6/3/22*

5. Signature of Representative (if any)

6. Date

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

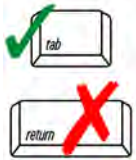
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**A. Applicant Information**

1. Location of Project:

184 High Street	Ashland
a. Street Address	b. City/Town
2835	\$42.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Jonathan	Williams	
a. First Name	b. Last Name	
c. Organization		
184 High Street		
d. Mailing Address		
Ashland	MA	01721
e. City/Town	f. State	g. Zip Code
jwilliams5@bwh.harvard.edu		
j. Email Address		
h. Phone Number	i. Fax Number	

3. Property Owner (if different):

a. First Name	b. Last Name	
c. Organization		
d. Mailing Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email Address

**B. Fees**

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

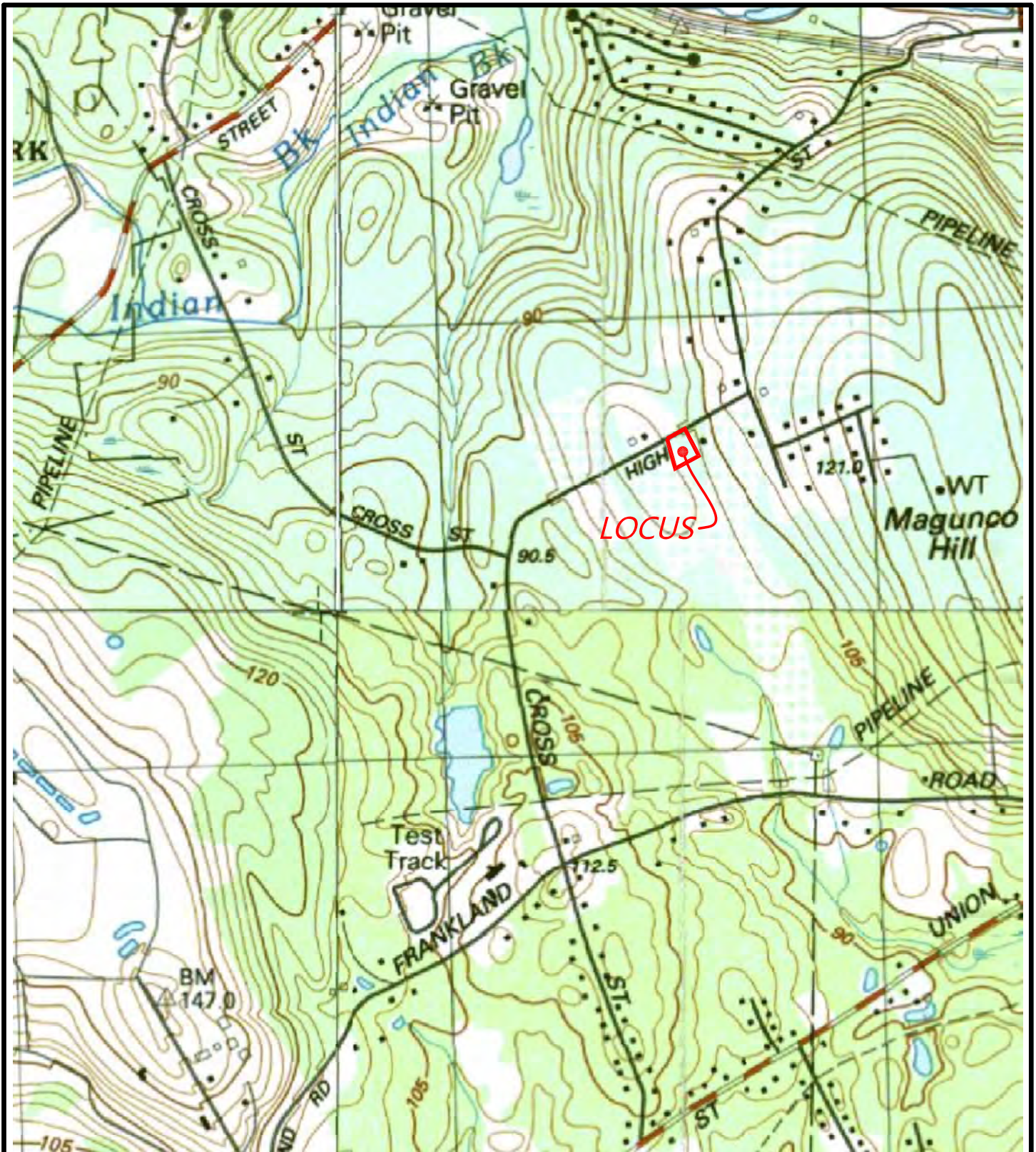
**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).





PREPARED BY:



31 EAST MAIN STREET WESTBOROUGH, MA 508.366.6552  
WDA-DG.COM

TITLE: USGS LOCUS PLAN  
184 High Street  
Ashland, MA

PREPARED FOR: JONATHAN WILLIAMS  
184 High Street  
Ashland, MA

SOURCE: USGS TOPOGRAPHIC MAP

DATE: 6/6/22 JOB NO.: 1482.01 REV. NO.:  
DRAWN BY: BPW FILE NO.: 1482001 REV DATE:



# National Flood Hazard Layer FIRMette

71°29'43"W 42°15'26"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
*Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMR
- Area of Undetermined Flood Hazard *Zone D*

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION**

- 20.2
- 17.5
- 8

**OTHER FEATURES**

- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

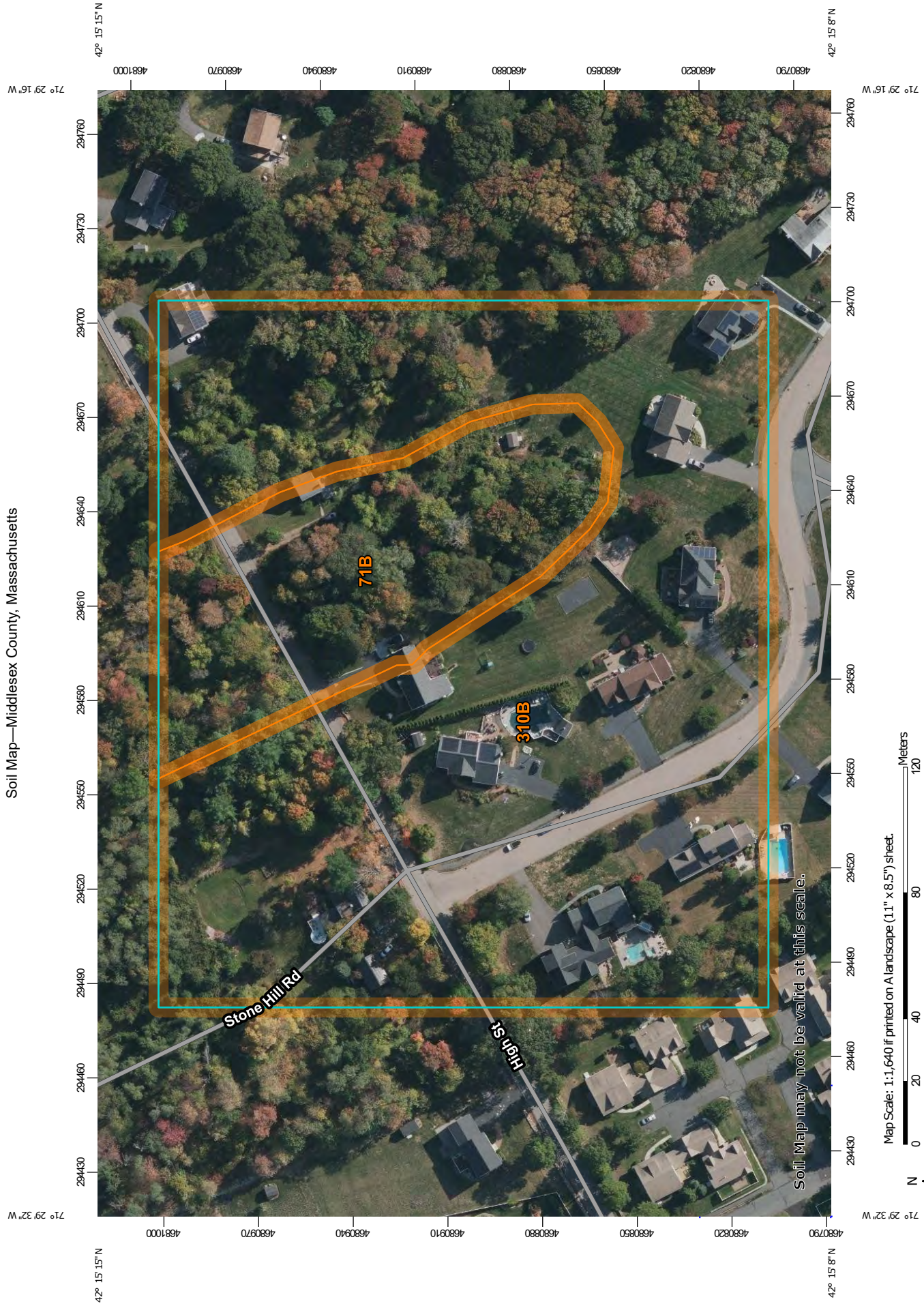
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/17/2022 at 1:51 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0 250 500 1,000 1,500 2,000 Feet 1:6,000  
 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020  
 71°29'6"W 42°14'59"N

Soil Map—Middlesex County, Massachusetts



Soil Map may not be valid at this scale.

Map Scale: 1:1,640 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

## Map Unit Legend

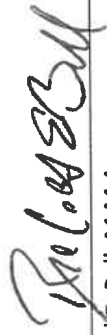
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
71B	Ridgebury fine sandy loam, 3 to 8 percent slopes, extremely stony	2.3	21.0%
310B	Woodbridge fine sandy loam, 3 to 8 percent slopes	8.5	79.0%
<b>Totals for Area of Interest</b>		<b>10.8</b>	<b>100.0%</b>

May 27, 2022

To The Conservation Commission  
184 High Street  
Jonathan S. and Rebecca A. Williams  
Abutters To Map 18 Parcel 160

PARCEL ID	PARCEL LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
18-050-00-000	191 HIGH ST	ROSENBLUM DAVID G	NANCY L ROSENBLUM	191 HIGH ST	ASHLAND	MA	01721
18-156-00-000	69 HARDWICK RD	CADIME EDUARDA G	ALEXANDRINO C CADIME	69 HARDWICK RD	ASHLAND	MA	01721
18-157-00-000	73 HARDWICK RD	OBRIEN TIMOTHY	EILEEN OBRIEN	73 HARDWICK RD	ASHLAND	MA	01721
18-158-00-000	77 HARDWICK RD	NOVAK VICTOR	NATALIA NOVAK	77 HARDWICK RD	ASHLAND	MA	01721
18-159-00-000	81 HARDWICK RD	TUBIN GEORGE	LISA TUBIN	81 HARDWICK RD	ASHLAND	MA	01721
18-161-00-000	176 HIGH ST	BENEDICT JON E	WHALEN-BENEDICT COURTNEY	176 HIGH ST	ASHLAND	MA	01721
18-179-00-000	0 HIGH ST	TOWN OF ASHLAND		101 MAIN ST	ASHLAND	MA	01721

The above reflects the latest information available on our records.



Richard E. Ball, M.M.A.  
Director of Assessing

5/27/22

Date

7 parcels/abutters



# Town of Ashland Conservation Commission

## LOCAL FILING FEE CALCULATION WORKSHEET

### 1. NOTICE OF INTENT (NOI) / ANRAD / RDA with delineations

**C1: Work on Existing Single Family Lot** \$110.00   x    
This includes pools, additions, etc.

**C2: Construction of Single Family House, Crossings For Driveways, etc.** \$500.00           

**C3: Commercial Building, Road Construction, etc.** \$1050.00           

**C4: Crossing for Development or Commercial Road, Bridge, Etc.** \$1450.00           

**C5: Work on docks, piers, dikes, or other engineering structured in inland resource areas.**            \*\$4=             
Linear Feet  
\*to be no less than \$100 and no more than \$2,000

**C6: Resource Area Delineation Review**            \*\$2=             
Includes boundary delineations for vegetated wetlands as part of a permit application (ANRAD/ RDA with delineations/ NOI with delineations)  
Linear Feet

\*single family lots limited to \$200;  
\$2000 limit for all others

**All NOIs add 50% of the fee for work in Riverfront Area**            \*\$0.5=             
Above Fee

### 2. STORMWATER MANEGEMENT PERMIT

**Basic Residential Application** \$100           

**Application for Residential Subdivision or Multifamily Development** \$500           

**Commercial Application** \$750           

**Notice of Completion for Non-Basic Residential** \$150

<b>Permit Extension</b>	\$150	_____
<b>True Copy Attest</b>	\$50	_____
<b>Re-Inspection</b>	\$50	_____

**3. OTHER PERMITS AND APPLICATIONS**

**Request for Determination of Applicability** \$125.00 \_\_\_\_\_  
Without boundary delineation

**Request for Permit Extension\*** \$100.00 \_\_\_\_\_  
\*Not for Stormwater Management Permits

**Amended Notice of Intent** SEE NOI \_\_\_\_\_  
Significant Revisions

**Certificate of Compliance** Single Family Lots \$100 \_\_\_\_\_  
Including Partial All Other Projects \$250 \_\_\_\_\_

**Reissuance/ True Copy Attest** \$50 \_\_\_\_\_  
\*Not for Stormwater Management Permits

**4. FILING FEE CALCULATION**

**Town Share of State Fees** (See NOI Wetland Fee Transmittal Form) \$ 67.50

**Local Filing Fee Calculated Above** \$ 110

**TOTAL Due Town of Ashland (Check No.1)** \$ 177.50  
Town Share + Local Fee

**State Share of Filing Fee** (See NOI Wetland Fee Transmittal Form)

**TOTAL Due DEP (Check No. 2)** \$ 42.50

**7. ADVERTISING FEE (Paid by phone to newspaper) TBD**

The fee will be the exact amount the newspaper charges for that specific advertisement. Once the advertisement is placed with the paper, by the Conservation Commission, the applicant will be notified of the cost and will be expected to contact the newspaper for payment within the specified deadline.

Jonathan S Williams or  
Rebecca A Williams  
184 High St  
Ashland, MA 01721-1328

2836  
53-13/110 MA  
26551

5/24/2022 Date

Pay to the Order of Town of Ashland \$177.50  
One hundred seventy seven + 50/100 Dollars



**BANK OF AMERICA**

ACH RT 011000138

For [Redacted] Williams

MP

Jonathan S Williams or  
Rebecca A Williams  
184 High St  
Ashland, MA 01721-1328

2835  
53-13/110 MA  
26551

5/24/2022 Date

Pay to the Order of Commonwealth of Ma. \$42.50  
Forty two + 50/100 Dollars



**BANK OF AMERICA**

ACH RT 011000138

For [Redacted] Williams

MP



2022 00081274

Bk: 80203 Pg: 443 Doc: CERT  
Page: 1 of 4 05/31/2022 02:10 PM



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**WPA Form 8B – Certificate of Compliance**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

95-788

Provided by DEP

**A. Project Information**

**Important:**

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. This Certificate of Compliance is issued to:

Jonathan Williams

Name

184 High Street

Mailing Address

Ashland

City/Town

MA

State

01721

Zip Code

2. This Certificate of Compliance is issued for work regulated by a final Order of Conditions or Order of Resource Area Delineation issued to:

Jonathan Williams

Name

1/26/2009

Dated

95-788

DEP File Number

3. The project site is located at:

184 High Street

Street Address

18

Assessors Map/Plat Number

Ashland

City/Town

160

Parcel/Lot Number

The final Order of Conditions or Order of Resource Area Delineation was recorded at the Registry of Deeds for:

Jonathan Williams

Property Owner (if different)

Middlesex

County

52233

Book

467

Page

Certificate

4. A site inspection was made in the presence of the applicant, or the applicant's agent, on:

4/25/2022

Date

**B. Certification**

Check all that apply:

- Complete Certification:** It is hereby certified that the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**WPA Form 8B – Certificate of Compliance**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:  
95-788  
Provided by DEP

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### B. Certification (cont.)

- Partial Certification:** It is hereby certified that only the following portions of work regulated by the above-referenced Order of Conditions have been satisfactorily completed. The project areas or work subject to this partial certification that have been completed and are released from this Order are:
- 
- Invalid Order of Conditions:** It is hereby certified that the work regulated by the above-referenced Order of Conditions never commenced. The Order of Conditions has lapsed and is therefore no longer valid. No future work subject to regulation under the Wetlands Protection Act may commence without filing a new Notice of Intent and receiving a new Order of Conditions.
- Ongoing Conditions:** The following conditions of the Order shall continue: (Include any conditions contained in the Final Order, such as maintenance or monitoring, that should continue for a longer period).
- Condition Numbers:  
Special Conditions #24-27
- 
- Order of Resource Area Delineation:** It is hereby certified that the wetland resource area delineation for the above-referenced Order of Conditions has been satisfactorily completed

---

### C. Authorization

Issued by:

Ashland  
Conservation Commission

5/12/2022  
Date of Issuance

This Certificate must be signed by a majority of the Conservation Commission and a copy sent to the applicant and appropriate DEP Regional Office (See <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**WPA Form 8B – Certificate of Compliance**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:  
95-788  
Provided by DEP

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**C. Authorization (cont.)**

Signatures:

Signature \_\_\_\_\_

*Gregory D. Wands*

Signature \_\_\_\_\_

*Owen Ackerman*

Signature \_\_\_\_\_

*Gene Crouch*

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

*William Moulton*

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Catherine Van Lancker

Printed Name

Gregory Wands

Printed Name

Owen Ackerman

Printed Name

Gene Crouch

Printed Name

Preston Crow

Printed Name

Carl Hakansson

Printed Name

William Moulton

Printed Name

Printed Name



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**WPA Form 8B – Certificate of Compliance**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:  
95-788  
Provided by DEP

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### D. Recording Confirmation

The applicant is responsible for ensuring that this Certificate of Compliance is recorded in the Registry of Deeds or the Land Court for the district in which the land is located.

Detach on dotted line and submit to the Conservation Commission.

-----  
**To:**

\_\_\_\_\_  
Conservation Commission

Please be advised that the Certificate of Compliance for the project at:

\_\_\_\_\_  
Project Location

\_\_\_\_\_  
DEP File Number

Has been recorded at the Registry of Deeds of:

\_\_\_\_\_  
County

for:

\_\_\_\_\_  
Property Owner

and has been noted in the chain of title of the affected property on:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Book

\_\_\_\_\_  
Page

If recorded land, the instrument number which identifies this transaction is:

\_\_\_\_\_

If registered land, the document number which identifies this transaction is:

\_\_\_\_\_  
Document Number

\_\_\_\_\_  
Signature of Applicant