



# Town of Ashland

MASSACHUSETTS

## CONSERVATION COMMISSION

### Applicant Checklist for NOI/ANRAD/ANOI

This checklist is meant as guide when preparing a permit application during the State of Emergency, which was declared on March 12, 2020. This process shall remain in effect during the State of Emergency and will terminate when the State of Emergency is lifted. Note that submittal dates remain in effect.

1.  **Application-** make 1 copy, and 1 Stormwater Management Checklist, if applicable. No spiral bindings!
2.  **Narrative-** 1 copy of a written narrative explaining existing conditions, proposed conditions, wetland resource areas on site (protected under the Act (310 CMR 10.02 (1) and the Bylaw (chapter 280)), the 100 foot Buffer Zone, the 25' No Disturb Zone and vernal pools
3.  **Locus Map-** 1 copy
4.  **Site Plans-** (folded) 1 large copy, and 1 (one) 11"x17" copy, if all details can be read. Plans must show the following:
  - a.  Existing Conditions
  - b.  Proposed Conditions
  - c.  Erosion Control Barrier- where it will be installed and a detail of the barrier to be used (note, no hay bales!)
  - d.  All wetland resource areas (see item 2 above)
  - e.  Endangered Species Habitat
5.  **Application Fees**
  - a.  Wetland Fee Transmittal Form – 1 Copy
  - b.  One check to the Commonwealth: 1 copy, see 310 CMR 10.03 (7)(c) to determine the category. Once the category is confirmed, see 310 CMR 4.10 (8)(n)4. for the fee amount.
  - c.  One check to the Town of Ashland for the town share of the fee under the Wetlands Protection Act. 2 copies
  - d.  A second check to the Town of Ashland for the bylaw fee: 2 Copies (c. 348-2)
6.  **Make an extra copy of everything from 1-5 and Submit your Application:**
  - a.  State: Electronically submit the application, locus map, narrative and site plans to DEP using [eDEP](#).

***Karon Skinner Catrone***  
***63 Gilbert Drive***  
***Stoughton, MA 02072***

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July 21, 2022

Ms. Becca Solomon  
Conservation Agent  
Ashland Conservation Commission  
101 Main Street  
Ashland, MA 01721

**RE: Notice of Intent – 25 Sudbury Road, Ashland, MA 01721**

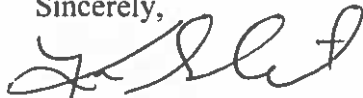
Dear Ms. Solomon:

Enclosed please find one (1) copies of a Notice of Intent (NOI) and site plan submittal on behalf of Jamie and Jennifer Posterro. The NOI is being filed under the Massachusetts Wetland Protection Act and the Ashland Wetland Protection Bylaw. This submittal includes:

1. Cover page
2. Wetland Protection Act Form 3 – Notice of Intent
3. Project Narrative
4. Natural Heritage and Endangered Species data
5. USGS data
6. Other associated documents
7. Site Plan

The applicant is proposing the construction of a patio and in-ground pool. A copy of this filing has been sent to the Northeast Regional Office of the Department of Environmental Protection. Please feel free to contact me at 508-668-4401 with any questions or concerns.

Sincerely,



Karon Skinner Catrone  
Wetland Consultant

- b.  **State Fee:** Submit the state check, transmittal fee form, and photocopy of the town checks to Dept. of Environmental Protection, PO. Box. 4062, Boston, MA. 02211
  - c.  **Conservation Commission:** 101 Main Street, Ashland MA. 01721.c All documents listed above, as well as a pdf as indicated below, and to [conservation@ashlandmass.com](mailto:conservation@ashlandmass.com).
7.  For items 1-5, provide a pdf of everything, and CAD Files georeferenced to State Plane NAD 83 ft., if applicable, and send it to [conservation@ashlandmass.com](mailto:conservation@ashlandmass.com)
8.  **Receive hearing date and time information** from the Conservation Agent, and receive a date and time for a **pre-hearing site visit**.
9.  **Legal Notice.** The Conservation Commission posts the legal notice. The applicant will get billed by Gatehouse Media.
10.  **Notify Abutters** within 7 business days (no weekends or holidays).
- a.  Obtain a Certified List of Abutters from the Assessor's Office
  - b.  Notify abutters (certified mailing or hand delivery only) of the hearing date and time using the Commission's template and fill out an Affidavit of Service.
  - c.  Mail the proof of Mailing to the Ashland Town Hall, at 101 Main Street. Note that it must be received before the scheduled meeting date. You can drop it off in the grey box located on the side of Town Hall.
11.  Attend the Zoom Meeting.

## Town of Ashland Conservation Commission

### LOCAL FILING FEE CALCULATION WORKSHEET

#### 1. NOTICE OF INTENT (NOI)

<b>C1: Work on Existing Single Family Lot</b> This includes pools, additions, etc.	\$110.00	<u>\$110.00</u>
<b>C2: Construction of Single Family House, Crossings for Driveways, etc.</b>	\$500.00	_____
<b>C3: Commercial Building, Road Construction, etc.</b>	\$1050.00	_____
<b>C4: Crossings for Development or Commercial Road, Bridge, etc.</b>	\$1450.00	_____
<b>C5: Work on Docks, Piers, Dikes, or other Engineering Structures in inland resource areas</b>	_____	*\$4= _____ <small>Linear Feet</small>
<b>C6: Resource Area Delineation Review</b> Includes boundary delineations for vegetated wetlands as part of a permit application (ANRAD/ RDA with delineations/ NOI with delineations)	_____	*\$2= _____ <small>Linear Feet</small>
*single family lots limited to \$200; \$2000 limit for all others		
<b>All NOIs add 50% of the fee for work in Riverfront Area</b>	_____	*\$0.5= _____ <small>Above Fee</small>

#### 2. STORMWATER MANAGEMENT PERMIT

<b>Basic Residential Application</b>	\$100.00	_____
<b>Application for Residential Subdivision or Multifamily Development</b>	\$500.00	_____
<b>Commercial Application</b>	\$750.00	_____
<b>Notice of Completion for Non-Basic Residential</b>	\$150.00	_____
<b>Permit Extension</b>	\$150.00	_____





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):

25 Sudbury Road  
a. Street Address

Ashland  
b. City/Town

01721  
c. Zip Code

Latitude and Longitude:

0140130017300000

f. Assessors Map/Plat Number

d. Latitude

e. Longitude

g. Parcel /Lot Number

2. Applicant:

Jamie and Jennifer

a. First Name

Posterro

b. Last Name

c. Organization

25 Sudbury Road

d. Street Address

Ashland

e. City/Town

MA

f. State

01721

g. Zip Code

508-533-1644

h. Phone Number

i. Fax Number

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):

Karon

a. First Name

Skinner Catrone

b. Last Name

c. Company

63 Gilbert Drive

d. Street Address

Stoughton

e.

MA

f. State

02072

g. Zip Code

781-533-1644

h. Phone Number

i. Fax Number

karon.skinner@ymail.com

j. Email address

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

\$110.00

a. Total Fee Paid

\$67.50

b. State Fee Paid

\$42.50

c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

The applicant is proposing the installation of an inground pool and associated patio and fence.

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

- |   |   |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home             | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input type="checkbox"/> 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

56907

c. Book

b. Certificate # (if registered land)

0560

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.



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**Bureau of Resource Protection - Wetlands**

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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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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.  Riverfront Area
1. Name of Waterway (if available) - specify coastal or inland \_\_\_\_\_
  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. <input type="checkbox"/> 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. <input type="checkbox"/> 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

1. 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

August 1, 2017

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\*

1.  Percentage/acreage of property to be altered:
- (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
- (b) outside Resource Area \_\_\_\_\_ percentage/acreage
2.  Assessor's Map or right-of-way plan of site
2.  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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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 [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_fee_schedule.htm)). 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, [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_exemptions.htm); 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:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

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.



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Bureau of Resource Protection - Wetlands

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

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

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

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.  
2017  
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.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection – Wetlands & Waterways

**BRP WPA Form 3 - Notice of Intent**  
**Instructions and Supporting Materials**

**TOWNS WITH ACECs WITHIN THEIR BOUNDARIES**

Town	ACEC NAME	Town	ACEC NAME
Ashby	Squannassit	Lunenburg	Squannassit
Ayer	Petapawag and Squannassit	Lynn	Rumney Marshes
Barnstable	Sandy Neck/Barnstable Harbor	Mansfield	Canoe River Aquifer
Bolton	Central Nashua River Valley	Mashpee	Waquoit Bay
Boston	Rumney Marshes	Melrose	Golden Hills
	Fowl Meadow and Ponkapoag Bog	Milton	Fowl Meadow and Ponkapoag Bog
	Neponset River Estuary		Neponset River Estuary
Bourne	Pocasset River	Mt Washington	Karner Brook Watershed, Schenob Brook
	Herring River Watershed		Parker River/Essex Bay
	Bourne Back River	Newbury	Hockomock Swamp
Braintree	Cranberry Brook Watershed	Norton	Canoe River Aquifer
Brewster	Pleasant Bay, Inner Cape Cod Bay		Three Mile River
Bridgewater	Hockomock Swamp		Fowl Meadow and Ponkapoag Bog
Canton	Fowl Meadow and Ponkapoag Bog	Norwood	Inner Cape Cod Bay, Pleasant Bay
Chatham	Pleasant Bay	Orleans	Petapawag and Squannassit
Cohasset	Weir River	Pepperell	Hinsdale Flats Watershed
Dalton	Hinsdale Flats Watershed	Peru	Herring River Watershed, Ellisville Harbor
Dedham	Fowl Meadow and Ponkapoag Bog	Plymouth	Neponset River Estuary
Dighton	Three Mile River		Fowl Meadow and Ponkapoag Bog
Dunstable	Petapawag	Quincy	Hockomock Swamp
Eastham	Inner Cape Cod Bay	Randolph	Rumney Marshes
	Wellfleet Harbor	Raynham	Parker River/Essex Bay
Easton	Canoe River Aquifer	Revere	Sandy Neck/Barnstable Harbor
	Hockomock Swamp	Rowley	Rumney Marshes, Golden Hills
Egremont	Karner Brook Watershed	Sandwich	Canoe River Aquifer
Essex	Parker River/Essex Bay	Saugus	Fowl Meadow and Ponkapoag Bog
Falmouth	Waquoit Bay	Sharon	Schenob Brook
Foxborough	Canoe River Aquifer		Squannassit
Gloucester	Parker River/Essex Bay	Sheffield	Kampoosa Bog Drainage Basin
Groton	Petapawag and Squannassit	Shirley	Hockomock Swamp, Canoe River Aquifer, Three Mile River
Grafton	Miscoe-Warren-Whitehall Watersheds	Stockbridge	Squannassit
Harvard	Central Nashua River Valley	Taunton	Wellfleet Harbor
	Squannassit		Petapawag
Harwich	Pleasant Bay	Townsend	Miscoe-Warren-Whitehall Watersheds
Hingham	Weir River, Weymouth Back River	Truro	Golden Hills
Hinsdale	Hinsdale Flats Watershed	Tyngsborough	Hinsdale Flats Watershed
Holbrook	Cranberry Brook Watershed	Upton	Wellfleet Harbor
Hopkinton	Westborough Cedar Swamp	Wakefield	Hockomock Swamp
	Miscoe-Warren-Whitehall Watersheds	Washington	Westborough Cedar Swamp
Hull	Weir River	Wellfleet	Fowl Meadow and Ponkapoag Bog
Ipswich	Parker River/Essex Bay	W Bridgewater	Weymouth Back River
Lancaster	Central Nashua River Valley	Westborough	Rumney Marshes
	Squannassit	Westwood	
Lee	Kampoosa Bog Drainage Basin	Weymouth	
Leominster	Central Nashua River Valley	Winthrop	



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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.

PROPOSED POOL PLAN OF LAND IN ASHLAND, MA

a. Plan Title

Colonial Eng., Inc.

Anthony Dellorco

b. Prepared By

c. Signed and Stamped by

June 3, 2022

1"=20'

d. Final Revision Date

e. Scale

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:

1492

7/21/22

2. Municipal Check Number

3. Check date

1494

7/21/22

4. State Check Number

5. Check date

Karon

Skinner Catrone

6. Payor name on check. First Name

7. Payor name on check. Last Name

KARON SKINNER CATRONE  
63 GILBERT DR  
STOUGHTON MA 02072-3913

1494  
53-13/110 MA  
1865

7/21/22 DATE

**PAY TO THE ORDER OF** Town of Ashland \$ 110  
One hundred ten <sup>00</sup>/<sub>100</sub> DOLLARS

**BANK OF AMERICA**

Wealth Management Banking

ACH R/T 011000138

25 Sudbury Bylaw

*[Signature]*

KARON SKINNER CATRONE  
63 GILBERT DR  
STOUGHTON MA 02072-3913

1492  
53-13/110 MA  
1865

7/21/22 DATE

**PAY TO THE ORDER OF** Town of Ashland \$ 67.50  
sixty seven <sup>50</sup>/<sub>100</sub> DOLLARS

**BANK OF AMERICA**

Wealth Management Banking

ACH R/T 011000138

25 Sudbury - Town portion

*[Signature]*

KARON SKINNER CATRONE  
63 GILBERT DR  
STOUGHTON MA 02072-3913

1493  
53-13/110 MA  
1865

7/21/22 DATE

**PAY TO THE ORDER OF** Commonwealth of MA \$ 42.50  
forty two <sup>50</sup>/<sub>100</sub> DOLLARS

**BANK OF AMERICA**

Wealth Management Banking

ACH R/T 011000138

25 Sudbury Rd, Ashland

*[Signature]*



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

### 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.

	7/21/22
1. Signature of Applicant	2. Date
	7/21/22
3. Signature of Property Owner (if different)	4. Date
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:

25 Sudbury Road

a. Street Address

1493

c. Check number

Ashland

b. City/Town

\$42.50

d. Fee amount

### 2. Applicant Mailing Address:

Jamie and Jennifer

a. First Name

Posterro

b. Last Name

c. Organization

25 Sudbury Road

d. Mailing Address

Ashland

e. City/Town

508-533-1644

h. Phone Number

MA

f. State

01721

g. Zip Code

i. Fax Number

j. Email Address

### 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

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

## 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.



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

**B. Fees (continued)**

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
1a	1	\$110.00	\$110.00

Step 5/Total Project Fee: \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	\$110.00
State share of filing Fee:	a. Total Fee from Step 5 \$42.50
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 \$67.50
	c. 1/2 Total Fee plus \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- b.) To the Conservation Commission: Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

## PROJECT NARRATIVE

### Wetland Delineation

The wetland resource area was delineated by Karon Skinner Catrone on 4/24/22. The Bordering Vegetated Wetland (BVW) was delineated in the field in accordance with the definition set forth in the regulations at 310 CMR 10.00 and the Ashland Wetland Protection Bylaw. The methodology used to make the determination that Bordering Vegetated Wetland is that 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated soils.

### Findings

Bordering Vegetated Wetlands were observed on the south side and in the rear of the property associated with an intermittent stream. Plant species observed in the area of flag 12 (closest wetland flag to the proposed work) include: mostly Grass/*Echinochloa crusgalli*, Maple/*Acer Rubrum*, Jewlweed/*Impatiens capensis* and Raspberry/*Rubus strigosus*.

Evidence of wetland hydrology including hydric soils, high groundwater and saturated soils were found within the delineated Bordering Vegetated Wetland. A 100-foot jurisdictional buffer zone exists from the wetland line through most of the property. The property does not have 100-year floodplain or Natural Heritage and Endangered Species issues associated with this project.

### Proposed Project

The project is located at 25 Sudbury Road, Ashland. The site currently consists of a single-family home on a 31,421 sq. ft. lot. The applicant is proposing the installation of a 18' x 36' in-ground pool and a patio. The grade of the area of installation is fairly flat. All work is proposed outside the 25' buffer zone.

### Conclusion

The project consists of work only within the buffer zone. The current approach to constructing the pool provides the most advantageous methodology to minimize adverse effects to the resource area. The applicant will keep all impervious surfaces clean during the construction of the project. A straw wattle and a silt fence will be installed as shown on the plan. Silt sacks will be installed in any catch basins which are down gradient and within 50 feet of the project, if necessary, to further protect any nearby resource areas during construction. The disturbed areas will be loamed and seeded. The installer will be instructed of the importance of the resource area and informed there must be no disturbance beyond the limit of work. One entrance and exit will be used to minimize impact.

**Notification to Abutters**

By Hand Delivery, Certified Mail (return receipt requested), or Certificates of Mailing

*This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40).*

In accordance with the second paragraph of the Massachusetts Wetlands Protection Act, 310 CMR 10.05(4)(a) of the Wetlands Regulations, and the Ashland General Wetlands Protection Bylaw, you are hereby notified that:

- A. A Notice of Intent was filed with the Ashland Conservation Commission on July 18, 2022 seeking permission to remove, fill, dredge, or alter an area subject to protection under M.G.L. c. 131 §40. The following is a description of the proposed activity/activities:

Installation of an in-ground pool and patio.

- B. The name of the applicant is: Jamie and Jennifer Posterro.
- C. The address of the land where the activity is proposed is: 25 Sudbury Road, Ashland, MA 01721.
- D. Copies of the Notice of Intent may be examined or obtained at the office of the Ashland Conservation Commission, located at 101 Main Street, Ashland, MA. The regular business hours of the Commission are Monday, Tuesday, Thursday 8:00 am – 3:30 pm and Wednesday 8:00 am – 7:00 pm., and the Commission may be reached at 508-881-0100.
- E. Copies of the Notice of Intent may be obtained from the applicant or Karon Skinner Catrone, representative, by calling 508-668-440. An administrative fee may be applied for providing copies of the NOI and plans.
- F. Information regarding the date, time, and location of the public hearing regarding the Notice of Intent may be obtained from the Milford Conservation Commission. Notice of the public hearing will be published at least five business days in advance, in the Metrowest Daily News.

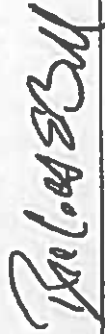
Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.

May 27, 2022

To The Conservation Commission  
25 Sudbury Road  
Jamie E. and Jennifer J. Posterra  
Abutters To Map 13 Parcel 173

PARCEL ID	PARCEL LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
08-172-00-000	10 BIRCH HILL RD	GILBERT ROBERT W & KATERINA PAPAISENOS	CO-TRUSTEES OF THE GILBERT FAMILY TRUST	10 BIRCH HILL RD	ASHLAND	MA	01721
08-173-00-000	0 BIRCH HILL RD REAR	TOWN OF ASHLAND		101 MAIN ST	ASHLAND	MA	01721
13-039-00-000	0 SUDBURY RD	TOWN OF ASHLAND		101 MAIN ST	ASHLAND	MA	01721
13-042-00-000	30 SUDBURY RD	ANDERSON AUDREY A		30 SUDBURY RD	ASHLAND	MA	01721
13-045-00-000	24 SUDBURY RD	KENNEDY KEVIN M & AMY B	TRUSTEES OF THE KENNEDY FAMILY REALTY TRUST	24 SUDBURY RD	ASHLAND	MA	01721
13-046-00-000	20 SUDBURY RD	BERDELL RUTH A QUIN		20 SUDBURY RD	ASHLAND	MA	01721
13-172-00-000	31 SUDBURY RD	MUTCHERSON PAUL N	BRENDA L MUTCHERSON	31 SUDBURY RD	ASHLAND	MA	01721
13-174-00-000	19 SUDBURY RD	LAVIDOR SHARI D		19 SUDBURY RD	ASHLAND	MA	01721

The above reflects the latest information available on our records.



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

5/27/22  
Date

**AFFIDAVIT OF SERVICE for a  
Notice of Intent**

I, Karon Skinner Catrone, hereby  
name

certify under pains and penalties of perjury that on July 22, 2022 I gave  
date  
notification to abutters in compliance with the second paragraph of the Massachusetts General Laws,  
Chapter 131, Section 40, and the Ashland Wetland Bylaws, in connection with the following matter:

A Notice of Intent application was filed under the Massachusetts Wetlands Protection Act by  
Jamie and Jennifer Postero with the Ashland Conservation Commission  
name  
on August 8, 2022 for a property located at 25 Sudbury Road, Ashland, MA 01721.

The 'Notification to Abutters' form and the list of abutters to whom it was given (and their  
addresses) are attached to this Affidavit of Service.

Karon S. Catrone  
Printed Name

Wetland Consultant  
Position/Title

[Signature]  
Signature

7/21/22  
Date



2011 00091543

Bk: 58907 Pg: 580 Doc: DEED  
Page: 1 of 2 05/28/2011 12:44 PM

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 05/28/2011 12:44 PM  
Ctrl# 153342 10224 Doc# 00091543  
Fee: \$2,008.40 Cons: \$440,000.00

### QUITCLAIM DEED

**We, Maribeth P. Hedgpeth and Howard F. Gaynor, Husband and Wife, of Ashland, Massachusetts, for consideration paid of Four Hundred Forty Thousand and 00/100 (\$440,000.00) Dollars grant to Jamie E. Posterro and Jennifer J. Posterro, Husband and Wife as Tenants by The Entirety**

**Of 25 Sudbury Road, Ashland, Middlesex County, Massachusetts 01721**

*with Quitclaim Covenants:*

A certain parcel of land with the buildings thereon situated on Sudbury Road, Ashland, Middlesex County, Massachusetts and being shown as Lot 28 on a plan entitled "Mill Pond Estates", subdivision in Ashland, Mass., dated December 18, 1984, revised Jan. 31, 1985, revised Mar. 7, 1985 and recorded with the Middlesex South District Registry of Deeds in Book 16140, Page 131. Said Lot 28 being more particularly bounded and described, according to said plan as follows:

- SOUTHEASTERLY by Sudbury Road as shown on plan in two distances 72.00 feet and 78.09 feet;
- NORTHWESTERLY by parcel C as shown on said plan 235.00 feet;
- NORTHEASTERLY by parcel C as shown on said plan 118.00 feet; and
- EASTERLY by Lot 29 as shown on said plan 248.88 feet.

Said Lot 28 contains according to said plan 31,421 square feet.

There is excluded from this conveyance the fee in Sudbury Road. The premises are conveyed together with the right to use Sudbury Road as shown on said Plan to and from a public way for all purposes for which streets and ways are commonly used in the Town of Ashland in common with others entitled thereto.


For title reference see Deed recorded at Book 21893, Page 552.

Howard F. Gaynor joins in this deed for the purpose of releasing any and all of his rights of homestead in the property.

25 SUDBURY RD.  
ASHLAND

Witness our hands and seals this 5<sup>th</sup> day of May, 2011.

  
\_\_\_\_\_  
Maribeth P. Hedgpeth


  
\_\_\_\_\_  
Howard F. Gaynor

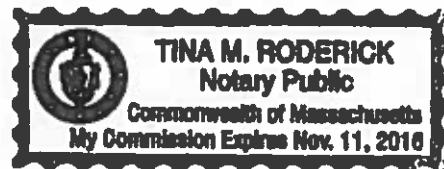
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

May 5, 2011

On this 5 day of May, 2011, personally appeared before me Maribeth P. Hedgpeth and Howard F. Gaynor who proved to me through satisfactory evidence of identification, to wit, MA DRIVERS' LICENSES, to be the signers of the forgoing document, and acknowledged to me that they signed same voluntarily for its stated purposes.

  
\_\_\_\_\_  
Tina M. Roderick, Notary Public  
My Commission Expires: 11-11-2016



# NHESP data



Potential Vernal Pools



NHESP Priority Habitats of Rare Species:



NHESP Natural Communities



NHESP Estimated Habitats of Rare Wildlife



NHESP Certified Vernal Pools



Areas of Critical Environmental Concern ACECs Boundaries

- ROAD/RAIL BASED
- RIVER BASED
- WETLAND BASED
- FLOODPLAIN BASED
- TIDAL BASED
- CONTOUR BASED
- POLITICAL BOUNDARY
- PROPERTY LINE BASED
- OTHER
- NOT DEFINED

Areas of Critical Environmental Concern ACECs Transparent Green



Areas of Critical Environmental Concern ACECs



Property Tax Parcels



# USGS data



## DEP Wetlands Hydrologic Connections

### Inland Water Bathymetry

- 0 (Shoreline, island)
- 1-5 feet
- 6-10 feet
- 11-15 feet
- 16-20 feet
- 21-30 feet
- 31-40 feet
- 41-50 feet
- 51-60 feet
- 61-80 feet
- 81-85 feet

### USGS Water Bodies 25k

- LAKE, POND, OCEAN
- RESERVOIR
- WETLAND
- SALT WETLAND
- SUBMERGED WETLAND
- CRANBERRY BOG
- TIDAL FLAT
- INUNDATED AREA

### USGS Rivers and Streams 25k

- Stream
- INTERMITTENT STREAM
- SHORELINE
- INTERMITTENT SHORELINE
- MANMADE SHORELINE
- DITCH/CANAL
- AQUEDUCT
- DAM
- CHANNEL IN WATER

### Major Ponds

- Major Streams
- USGS Streams 100k
- USGS Ponds 100k
- Property Tax Parcels

# National Flood Hazard Layer FIRMette



71°28'32"W 42°16'8"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, AD, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area 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**

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

**GENERAL STRUCTURES**

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

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

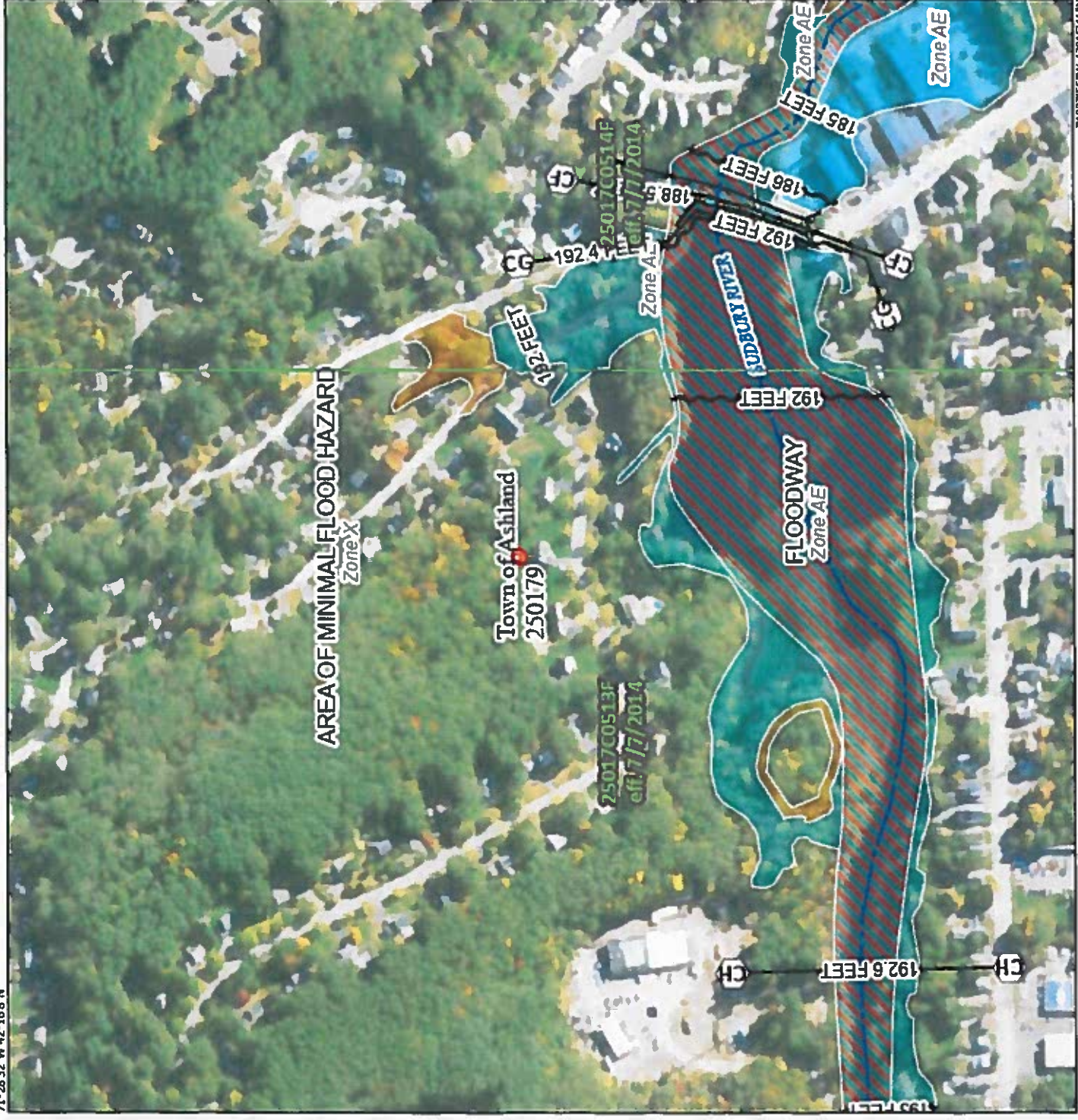
- Digital Data Available
- No Digital Data Available
- Unmapped

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 6/7/2022 at 4:59 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



# DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: \_\_\_\_\_ Prepared by: Karon Skinner Catrone Project Location: 25 Sudbury Street DEP File #: \_\_\_\_\_

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

**Section I. Vegetation** Observation Plot Number: Wetland Transect Number: Flag 12 Date of Delineation: 4/24/22

**A. Sample Layer and Plant Species** (by common/scientific name)

B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*	
<u>Trees:</u>				
Maple/Acer Rubrum	20.5/20.5	100	YES	*FAC
<u>Shrubs:</u>				
Maple/Acer Rubrum	20.5/20.5	100	YES	*FAC
<u>Ground Cover:</u>				
Jew/weed/Impatiens capensis	20.5/41.5	41.3	YES	*FACW
Raspberry/Rubus strigosus	10.5/41.5	25.3	YES	*NI
Grass/Echinochloa crusgalli	10.5/41.5	25.3	NO	FACU

- Use an asterisk to mark indicator plants: plant species listed in the wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

**Vegetation conclusion:**

Number of dominant wetland indicator plants: 3

Number of dominant non-wetland indicator plants: 0

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants:    yes     no

**Wetland soils**

**Exhibit**

**Section II. Indicators of Hydrology**

**Hydric Soil Interpretation**

1. Soil Survey - MassMapper

Is there a published soil survey for this site?  Yes  No

title/date:

map number:

soil type mapped: Sudbury 85% Merrimac 8% Wareham 4

hydric soil inclusions:

Are field observations consistent with soil survey?  yes  no

Remarks: Sunny

**2. Soil Description**

Horizon	Depth	Matrix Color	Mottles Color
Leaf litter	0-1"		
Oe	1"-3"	10 yr 3/1	
O	3"-	10 yr 3/1	

Remarks : muck

3. Other:

Conclusion: Is soil hydric?  yes  no

Site inundated: \_\_\_\_\_

Depth to free water in observation hole: 1 inch

Depth to soil saturation in observation hole: 1 inch

Water marks: \_\_\_\_\_

Drift lines: \_\_\_\_\_

Sediment deposits: \_\_\_\_\_

Drainage patterns in BVW: \_\_\_\_\_

Oxidized rhizospheres: \_\_\_\_\_

Water-stained leaves: \_\_\_\_\_

Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_

Other: \_\_\_\_\_

**Vegetation and Hydrology Conclusion**

	yes	no
Number of wetland indicator plants greater than or equal to number of non-wetland indicator plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Wetland hydrology present:  
hydric soil present

other indicators of hydrology present

**Sample location is in BVW**

Other Indicators of Hydrology: (check all that apply and describe)

# DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: \_\_\_\_\_ Prepared by: Karon Skinner Catrone Project Location: 25 Sudbury Road DEP File #: \_\_\_\_\_

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance used (attach additional information)

**Section I. Vegetation**      Observation Plot Number: Upland      Transect Number: flag 12      Date of Delineation: 4/24/22

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
Ground Cover Grass/Echinochloa crusgalli	38/38	100	YES	FACU

- Use an asterisk to mark indicator plants: plant species listed in the wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

**Vegetation conclusion:**  
 Number of dominant wetland indicator plants: 1      Number of dominant non-wetland indicator plants: 0  
 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants:    yes     no

**UPLAND soils**

**Exhibit**

**66 Section II. Indicators of Hydrology**

**Other Indicators of Hydrology:** (check all that apply and describe)

**Hydric Soil Interpretation**

1. Soil Survey - MassMapper

Is there a published soil survey for this site?  Yes  No

title/date:

map number:

soil type mapped: Sudbury 85% Merrimac 5% Wareham 4%  
hydric soil inclusions:

Are field observations consistent with soil survey?    yes     no   
Remarks: Sunny

2. Soil Description	Depth	Matrix Color	Mottles Color
---------------------	-------	--------------	---------------

<b>Leaf litter</b>	<b>0-1"</b>		
<b>Oe</b>	<b>1"-2"</b>	<b>10 yr 3/2</b>	
<b>A</b>	<b>2"-6"</b>	<b>10 yr 3/3</b>	
<b>B</b>	<b>6"-</b>	<b>10 yr 6/4</b>	

Remarks : dry

3. Other:

Conclusion: Is soil hydric?    yes     no

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: \_\_\_\_\_
- Depth to soil saturation in observation hole: \_\_\_\_\_
- Water marks: \_\_\_\_\_
- Drift lines: \_\_\_\_\_
- Sediment deposits: \_\_\_\_\_
- Drainage patterns in BVW: \_\_\_\_\_
- Oxidized rhizospheres: \_\_\_\_\_
- Water-stained leaves: \_\_\_\_\_
- Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_
- Other: \_\_\_\_\_

**Vegetation and Hydrology Conclusion**

	YES	NO
Number of wetland indicator plants greater than or equal to number of non-wetland indicator plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetland hydrology present: hydric soil present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
other indicators of hydrology present	<input type="checkbox"/>	
<b>Sample location is in BVW</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Location of proposed pool



Stream on side of property



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PARID: 0140130017300000  
POSTERRO JAMIE E

MUNICIPALITY: ASHLAND  
25 SUDBURY RD

LUC: 101  
PARCEL YEAR: 2023

**Property Information**

Property Location: 25 SUDBURY RD  
Class: R-RESIDENTIAL  
Use Code (LUC): 101-SINGLE FAMILY RESIDENCE  
District: MA014 - ASHLAND  
Deeded Acres: .7200  
Square Feet: 31,363

**Owner**

Owner	Co-Owner	City	Address	State	Zip Code	Deed Book/Page
POSTERRO JAMIE E	JENNIFER J POSTERRO	ASHLAND	25 SUDBURY RD	MA	01721	56907/0560

**Sales**

Sale Date (D/M/Y)	Book/Page	Sale Price	Grantee:	Grantor:	Cert Doc #
26-05-2011	56907-0560	\$440,000	POSTERRO JAMIE E	HEDGPETH MARIBETH & GAYNOR HOWARD	

**Owner History**

Tax Year: 2023  
Owner: POSTERRO JAMIE E  
Co-Owner: JENNIFER J POSTERRO  
Sale Care Of:  
State: MA  
City: ASHLAND  
Address: 25 SUDBURY RD  
Zip Code: 01721  
Deed Book/Page: 56907/0560

**Land**

Land Line #	Land Type	Land Code	Class	Square Feet	Acres	Suppressed	CH61B %	Inf %	Inf Reason	Inf 2 %	Inf 2 Reason	Base Rate	Chap Market Value	Assessed Value
1	S-SQUARE FOOT P-PRIMARY		101-SINGLE FAMILY RESIDENCE	30,000	.69	N						9	270,600	
2	A-ACREAGE	R-RESIDUAL	101-SINGLE FAMILY RESIDENCE	1,307	.03	N						2,717	2,058	
Total:													0	272,658

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Location of proposed pool



Stream on side of property

