

August 2, 2022

Town of Ashland
Conservation Commission
Attn: Becca Solomon, Conservation Agent
101 Main Street
Ashland, MA 01721

**Re: Notice of Intent and Stormwater Management Permit Application
McDonald's Restaurant
225 Pond Street
Ashland, MA**

Dear Ms. Solomon and Members of the Conservation Commission:

On behalf of McDonald's USA, LLC, for the proposed drive-thru improvement project for the McDonald's Restaurant located at 225 Pond Street please find contained here within a Notice of Intent and Stormwater Management Permit Application. In support of these applications please find the following documents:

- Two (2) copies of the Notice of Intent WPA 3 Application;
- Two (2) copies of the Stormwater Management Application;
- Two (2) copy of the Stormwater Permit and NOI Checklist;
- Two (2) copies copy of the Local Filing Fee Calculation Worksheet;
- Two (2) copies of the Owner Authorization Letter;
- Two (2) copies copy of the Cover Letter/Narrative;
- Two (2) copies 24" x 36" copy of the Site Development Plans dated 1/14/22, revised through 8/2/22;
- One (1) 11" x 17" copy of the Site Development Plans dated 1/14/22, revised through 8/2/22;
- Two (2) copies of the Drainage Report dated 7/28/22;
- Two (2) copies of the property deed;
- Two (2) copies of the Locus Map;
- One (1) copy of the Certified Abutters List;
- One (1) check and two (2) copies in the amount of \$262.50 for the NOI Permit Application Town Fee
- Two (2) copies of a check in the amount of \$237.50 for the NOI Permit Application State Fee
- One (1) check and two (2) copies in the amount of \$1,800.00 for the Local NOI Permit Application Fee

In an effort to improve their existing drive-thru operations McDonald's is proposing to reconfigure the existing single order point drive-thru with a dual order point configuration consisting of two lanes and two order points. The dual order point drive-thru improvements are proposed to manage existing drive-thru operations more efficiently. The order taking process is improved by adding the dual order points and eliminating the single order point, which is currently a pinch point in the drive-thru operations. The anticipated effect is reduced customer wait times and a better management of the existing drive-thru stacking. As such, the proposed drive-thru layout is anticipated to provide an improvement to the existing stacking conditions and drive-thru operations. To accommodate the proposed layout, the parking count will be reduced by fifteen (15) spaces (55 existing vs. 40 proposed). Based on feedback we had received during the Zoning Boards Review of the required Special Permit for the drive-thru use the ADA stalls have been relocated from the perimeter parking on the North side of the property to the parking stalls along the Pond Street frontage. Additional site work includes reconstruction of the existing trash coral, reconstruction of the sidewalk leading to the southern building entrance, and regrading of the parking area to ensure ADA/AAB compliant slopes is proposed to accommodate the ADA stall location.



The proposed site improvements are contained within the existing limits of curbing and is anticipated to result in an overall decrease in impervious coverage by approximately 105 square-feet. No changes to the existing building, site access, surface water drainage, lighting, or utilities are proposed as part of the project.

Per MassGIS and record plan titled "As-built Site Plan of 231 Pond Street", prepared by Connorstone Engineering, dated 11/5/21 there are wetland resource areas and an underground culverted intermittent stream proximate to the site. Based on available information including a previously issued Order of Conditions for 231 Pond Street, this portion of the stream is considered intermittent with an associated 100' wetland buffer to which a small ± 150 square-foot portion of the proposed parking lot regrading is within.

No changes to the existing drainage conditions or system are proposed and the project is anticipated to result in approximately a 105 square-foot reduction in impervious area, decreasing or matching peak flow rates generated on site today and is in compliance with the local stormwater management and MassDEP Regulations for a redevelopment. It is notable that McDonald's stormwater system is self-contained to two existing leaching catch basins. There is no piped outlet to the municipal stormwater system.

We trust the provided information is sufficient for your review and look forward to discussing the project at the next available Conservation Commission meeting. Should you have any questions or need additional information, please do not hesitate to contact us at 508-480-9900.

Sincerely,

BOHLER ENGINEERING

A blue ink signature of Eric G. Dubrule, consisting of stylized initials "ED" followed by a long, flowing horizontal stroke.

Eric G. Dubrule

A blue ink signature of Daniel Allen, featuring a stylized "D" and "A" followed by a long, flowing horizontal stroke.

Daniel Allen