



Wetlands Delineation & Permitting Wildlife Studies Herpetology Vernal Pool Ecology Botany Aerial Imagery

Notice of Intent

Pursuant to the Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 and the Town of Ashland Wetlands Protection Bylaw (Chapter 280) and its Regulations (Chapter 348)



**Construction of Parking Area and Associated Stormwater System within Buffer Zone to BVW
501 Pond Street
(Parcel #29-151)**

Submitted by:
**Trask Development, Inc
337 Turnpike Road, Suite 201
Southborough MA 01772**

Prepared by:
**Oxbow Associates, Inc.
P.O. Box 971
Acton, MA 01720-0971
www.oxbowassociates.com**

August 5, 2022



**Notice of Intent
501 Pond Street
Ashland, Massachusetts
Parcels: 29-151**

August 5, 2022

Applicant: Ben Stevens
Trask, Inc.
337 Turnpike Road, Suite 201
Southborough MA 01772

Owner: Ashland Town Line Limited Partnership
120 Quarry Drive, 2nd Floor
Milford, MA

Contents:

WPA Form 3 – Notice of Intent (NOI)
WPA Appendix B – Wetland Fee Transmittal Form
Ashland Local Filing Fee Calculation Worksheet
Project Narrative
USGS Locus Map
Copies of Filing Fee Checks
Certified List of Abutters
Notification to Abutters
Affidavit of Service

Plans: Site Plan, 501 Pond Street
Ashland, MA
July 23, 2022

Prepared by: Bruce Saluk & Associates, Inc.
Civil Engineering and Land Surveying
576 Boston Post Road East
Marlborough, MA 01752



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):

| | | |
|------------------------------|-----------------------|--------------|
| <u>501 Pond Street</u> | <u>Ashland</u> | <u>01721</u> |
| a. Street Address | b. City/Town | c. Zip Code |
| Latitude and Longitude: | | |
| <u>42.236908</u> | <u>-71.432340</u> | |
| d. Latitude | e. Longitude | |
| <u>29</u> | <u>151</u> | |
| f. Assessors Map/Plat Number | g. Parcel /Lot Number | |

2. Applicant:

| | | |
|-------------------------------------|--|------------------|
| <u>Ben</u> | <u>Stevens</u> | |
| a. First Name | b. Last Name | |
| <u>Trask Development, Inc</u> | | |
| c. Organization | | |
| <u>337 Turnpike Road, Suite 201</u> | | |
| d. Street Address | | |
| <u>Southborough</u> | <u>MA</u> | <u>01772</u> |
| e. City/Town | f. State | g. Zip Code |
| <u></u> | <u>benstevens@traskdevelopment.com</u> | |
| h. Phone Number | i. Fax Number | j. Email Address |

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

| | | |
|--|---------------|------------------|
| <u></u> | <u></u> | |
| a. First Name | b. Last Name | |
| <u>Ashland Town Line Limited Partnership</u> | | |
| c. Organization | | |
| <u>120 Quarry Drive, 2nd Floor</u> | | |
| d. Street Address | | |
| <u>Milford</u> | <u>MA</u> | <u>01757</u> |
| e. City/Town | f. State | g. Zip Code |
| <u></u> | <u></u> | <u></u> |
| h. Phone Number | i. Fax Number | j. Email address |

4. Representative (if any):

| | | |
|-------------------------------|--------------------------------|------------------|
| <u>Ronald</u> | <u>Strohsahl</u> | |
| a. First Name | b. Last Name | |
| <u>Oxbow Associates, Inc.</u> | | |
| c. Company | | |
| <u>P.O. Box 971</u> | | |
| d. Street Address | | |
| <u>Acton</u> | <u>MA</u> | <u>01720</u> |
| e. City/Town | f. State | g. Zip Code |
| <u>978-929-9058</u> | <u>ron@oxbowassociates.com</u> | |
| h. Phone Number | i. Fax Number | j. Email address |

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

| | | |
|-------------------|-------------------|-----------------------|
| <u>\$500.00</u> | <u>\$237.50</u> | <u>\$262.50</u> |
| a. Total Fee Paid | b. State Fee Paid | c. City/Town Fee Paid |



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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A. General Information (continued)

6. General Project Description:

Construction of parking area within buffer zone to BVW. See attached narrative.

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 South

a. County

48742; 22918

c. Book

b. Certificate # (if registered land)

540; 221

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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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. <input type="checkbox"/> 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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Ashland

City/Town

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.

- 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**

- MassGIS 2021 _____
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 <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.



Massachusetts Department of Environmental Protection
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| |
|-----------------------------|
| Provided by MassDEP: |
| MassDEP File Number |
| Document Transaction Number |
| Ashland |
| City/Town |

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

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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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Ashland

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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.

Site Plan, 501 Pond Street, Ashland, MA

a. Plan Title

Bruce Saluk & Associates, Inc.

b. Prepared By

July 23, 2022

d. Final Revision Date

Bruce M. Saluk, P.E.

c. Signed and Stamped by

1" = 30'

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:

7398

2. Municipal Check Number

7401

4. State Check Number

Oxbow Associates, Inc.

6. Payor name on check: First Name

August 5, 2022

3. Check date

August 5, 2022

5. Check date

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
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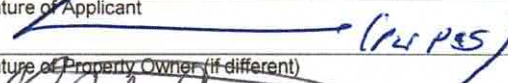
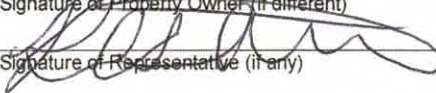
Document Transaction Number

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.

| | |
|---|---------|
| 1. Signature of Applicant | 2. Date |
|  | 8/2/22 |
| 3. Signature of Property Owner (if different) | 4. Date |
|  (PLPSS) | 8/2/22 |
| 5. Signature of Representative (if any) | 6. Date |
|  | 8/5/22 |

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:

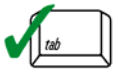
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



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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:

| | |
|-------------------|---------------|
| 501 Pond Street | Ashland |
| a. Street Address | b. City/Town |
| 7401 | \$237.50 |
| c. Check number | d. Fee amount |

2. Applicant Mailing Address:

| | | |
|------------------------------|---------------------------------|------------------|
| Ben | Stevens | |
| a. First Name | b. Last Name | |
| Trask Development, Inc. | | |
| c. Organization | | |
| 337 Turnpike Road, Suite 201 | | |
| d. Mailing Address | | |
| Southborough | MA | 01772 |
| e. City/Town | f. State | g. Zip Code |
| | benstevens@traskdevelopment.com | |
| h. Phone Number | i. Fax Number | j. Email Address |

3. Property Owner (if different):

| | | |
|---------------------------------------|---------------|------------------|
| | | |
| a. First Name | b. Last Name | |
| Ashland Town Line Limited Partnership | | |
| c. Organization | | |
| 120 Quarry Drive, 2nd Floor | | |
| d. Mailing Address | | |
| Milford | MA | 01757 |
| 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).



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 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 |
|-----------------------------|-----------------------------|--------------------------------|------------------------------|
| Category 2b.) | 1 | \$500.00 | \$500.00 |
| construction of parking lot | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

| | |
|--------------------------------|--------------------------------------|
| Total Project Fee: | \$500.00 |
| State share of filing Fee: | \$237.50 |
| City/Town share of filing Fee: | \$262.50 |
| | a. Total Fee from Step 5 |
| | b. 1/2 Total Fee less \$12.50 |
| | 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.)

Town of Ashland Conservation Commission

LOCAL FILING FEE CALCULATION WORKSHEET

1. NOTICE OF INTENT (NOI)

| | | |
|--|---------------|-----------------|
| C1: Work on Existing Single Family Lot This includes pools, additions, etc. | \$110.00 | _____ |
| C2: Construction of Single Family House, Crossings for Driveways, etc. | \$500.00 | <u>\$500.00</u> |
| C3: Commercial Building, Road Construction, etc. | \$1050.00 | _____ |
| C4: Crossings for Development or Commercial Road, Bridge, etc. | \$1450.00 | _____ |
| C5: Work on Docks, Piers, Dikes, or other Engineering Structures in inland resource areas | _____ *\$4= | _____ |
| | Linear Feet | |
| C6: Resource Area Delineation Review Includes boundary delineations for vegetated wetlands as part of a permit application (ANRAD/ RDA with delineations/ NOI with delineations) | _____ *\$2= | _____ |
| | 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 MANAGEMENT PERMIT

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

True Copy Attest \$50.00 _____

Re-Inspection \$50.00 _____

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 \$100.00 _____
Without boundary delineation All Other Projects \$250.00 _____

Reissuance/ True Copy Attest \$50.00 _____
Not for Stormwater Management Permits

6. FILING FEE CALCULATION

Town Share of State Fees (See NOI Wetland Fee Transmittal Form) **(Check No. 1)** \$ \$262.50

Local Filing Fee Calculated Above (Check No.2) \$ \$500.00

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

TOTAL Due DEP (Check No. 3) \$ \$237.50

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.



Narrative to Accompany Notice of Intent
Submitted Pursuant to the Wetlands Protection Act and the
Town of Ashland Wetlands Protection Bylaw
501 Pond Street
Map/Parcel: 29-151

Introduction

On behalf of the applicant, Trask Development Inc., Oxbow Associates, Inc. (OA) has prepared this Notice of Intent (NOI) for the property located at 501 Pond Street, in Ashland, Massachusetts. This Notice of Intent is submitted in compliance with the Ashland Wetland Protection Bylaw (Chapter 280) and its associated Regulations (Chapter 348).

A Site Plan prepared by Bruce Saluk & Associates, Inc., is appended herewith and further exhibits the layout of the proposed project. The Applicant requests that the Ashland Conservation Commission (ACC) review the "Project" under the requirements and provisions of the local Bylaw and issue an Order of Conditions for the proposed project.

Existing Conditions

The property is located west of Pond Street, east of Meeting House Path, and north of Converse Way. The lot is currently vacant but has been previously cleared and been used for stockpiling and materials storage. There is a stone road access point along the southeastern boundary that accesses Converse Way. In the center of the property there is a large earthen mound that rises approximately 30 feet from existing grade. The mound is currently being removed by others and will be completed prior to the proposed project begins. Topography on the site varies due to the various stockpiling areas but generally slopes to the south. Along the southern property boundary at the property's lowest point, a 24-inch reinforced concrete pipe has been installed within a concrete headwall, which connects to a stormwater basin on the neighboring property, before flowing south to an intermittent tributary that eventually flows to Jar Brook.

Resource Area Descriptions

There are no wetland resource areas located on the property, but OA investigated the site and the neighboring properties for all wetland resource areas within 100 feet of the proposed project.

On the neighboring property in Holliston there is a concrete headwall with two 30-inch concrete pipes directing captured stormwater from the subject site (via the previously mentioned 24-inch pipe) and from a catch basin within Converse Way south to an intermittent stream. Beginning at the headwall, and emanating from the pipes is an intermittent stream, with an associated Bordering Vegetated Wetland (BVW; 310 CMR

10.55). The wetland boundaries were not flagged as the Applicant did not have permission from the property owners, and thus have been depicted on the site plans as starting at the headwall.

The stream that begins at the headwall continues south through a narrow channel and eventually connects with Jar Brook, to the southwest. The stream is approximately 1-2 feet wide, with a mud and gravel bottom. OA observed the site on July 29, 2022, and documented that there was no water in the streambed. Vegetation within the adjacent BVW is generally composed of broadleaf cattail (*Typha latifolia*), Joe-Pye weed (*Eutrochium maculatum*), and spotted jewelweed (*Impatiens capensis*).

According to the latest FEMA National Flood Insurance Program map (#25017C0631F, dated July 7, 2014) the site is mapped within Zone "X", indicating that it is within the 500-year floodplain, but not within any special flood hazard area, and not subject to Wetland Protection Act jurisdiction.

According to the Massachusetts Natural Heritage and Endangered Species Program Atlas for Estimated Habitats of Rare Wildlife (MassGIS 2021), there are no rare wildlife species' habitats or Certified Vernal Pools (CVP) on or adjacent to the Site.

Proposed Project

The proposed project includes the construction of a four-story mixed-use apartment building with parking areas, walking paths, terrace, dog park, and the associated grading of the lot.

The structure and majority of the project will be completed outside of the buffer zone to the BVW. Only a small portion of the proposed parking area and a section of the proposed retaining wall will be constructed within the 100-foot BVW buffer. No work is proposed within the 25-foot No-Disturbance Zone. The construction of the parking area will only increase impervious area by 1,136 square feet, all of which will be captured in the stormwater system. The closest distance from the BVW to construction is approximately 58 feet.

Stormwater runoff from the entirety of the roof and the parking areas will be captured in multiple sets of drywells located beneath the parking areas throughout the Site. The Applicant has designated eight separate chamber systems to disperse the stormwater beneath the site. The dry wells will be constructed out of C-100HD Cultec chambers. Details are provided on Sheet C10 of the Site Plan. Chamber System #8 will be constructed where the existing concrete pipe is located. The overflow for that system will direct water to the existing catch basin in the neighboring driveway, and towards the stormwater basin on the neighboring property.

Erosion control will be put in place along the southern property boundary to prevent any sediment from leaving the property. Following installation of the erosion control the lot will be graded, and construction will begin on the retaining wall along the southern property

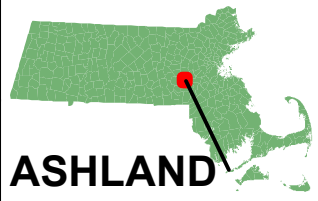
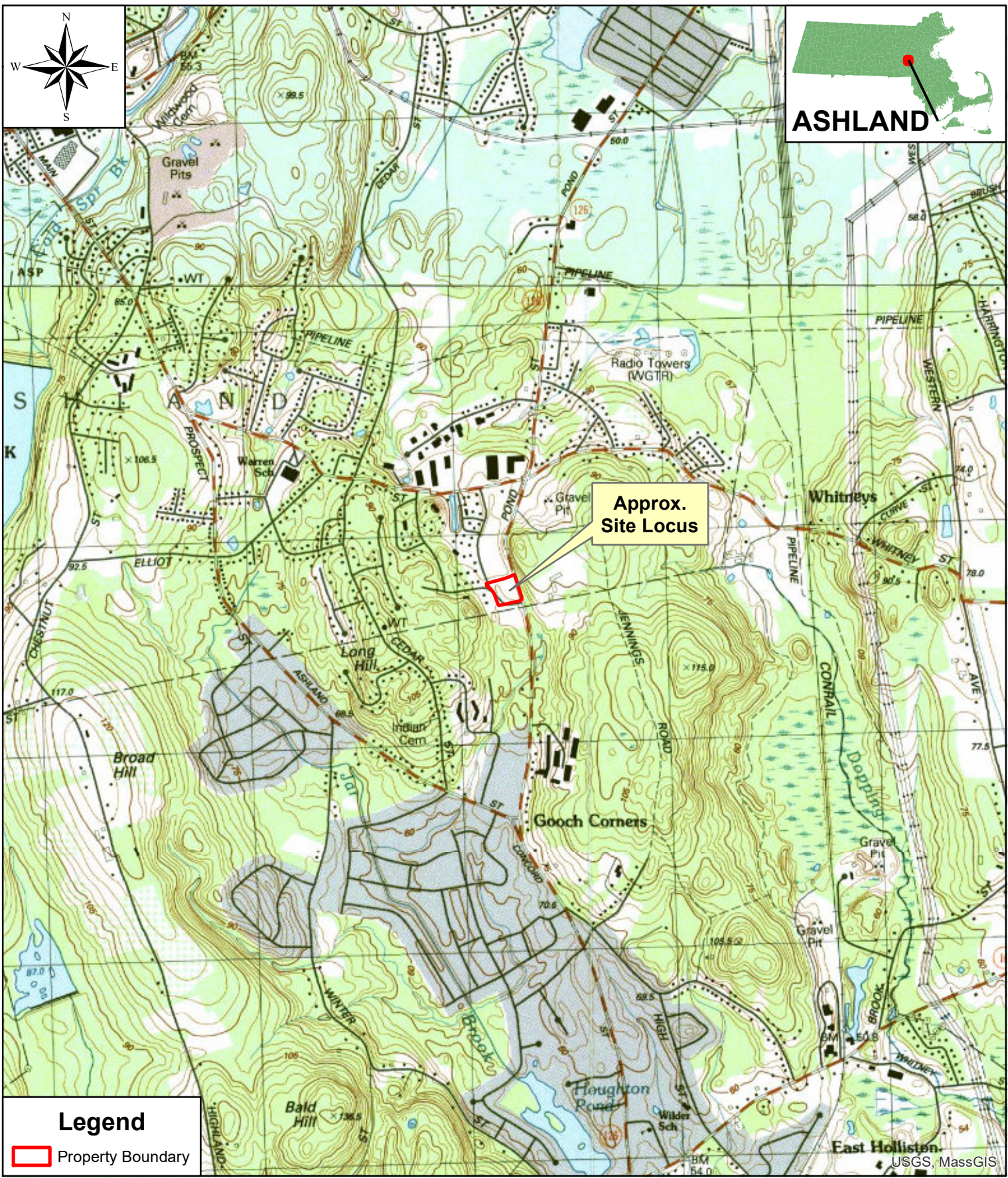
line. Once constructed, the retaining wall will be approximately 3-4 feet tall and will prevent any further sediment from leaving the site, in addition to the siltation fencing. South of the wall the area will be loamed and seeded to the property boundary.

Project Summary

Prior to any work, the area shall be surrounded by erosion control to prevent any sediment movement. Erosion and sedimentation control measures will be maintained throughout all phases of construction.

A small portion of the construction will occur within the 100-foot buffer zone to BVW. All impervious impacts to the BVW buffer zone are located beyond the 25-foot No-Disturbance buffer, as required under the Bylaw. All stormwater from impervious surfaces of the structure has been managed to be directed to the drywell chamber systems and allowed to infiltrate naturally.

Any soils left exposed for extended periods will be seeded for temporary vegetative cover. Following construction, exposed areas will be permanently vegetated with appropriate ground cover.



ASHLAND

Approx. Site Locus

Legend

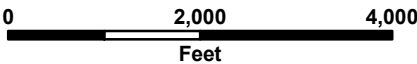
 Property Boundary

USGS, MassGIS



1:24,000

1 inch = 2,000 feet



**USGS Quad
Notice of Intent
501 Pond Street
Ashland, MA
August 05, 2022**



**Copy of Filing Fee Checks
Notice of Intent
501 Pond Street, Ashland**

OXBOW ASSOCIATES, INC. Middlesex Savings Bank 7398
P.O. BOX 971 53-7122/2113
ACTON, MA 01720
PH: (978) 929-9058

08/05/2022

PAY TO THE ORDER OF Town of Ashland \$ **262.50

Two hundred sixty-two and 50/100***** DOLLARS

Town of Ashland

MEMO State fee (town portion) - OA2864

Eugene DeLuca
AUTHORIZED SIGNATURE

OXBOW ASSOCIATES, INC. Middlesex Savings Bank 7400
P.O. BOX 971 53-7122/2113
ACTON, MA 01720
PH: (978) 929-9058

08/05/2022

PAY TO THE ORDER OF Town of Ashland \$ **500.00

Five hundred and 00/100***** DOLLARS

Town of Ashland

MEMO Town Bylaw Fee - OA2864

Eugene DeLuca
AUTHORIZED SIGNATURE

OXBOW ASSOCIATES, INC. Middlesex Savings Bank 7401
P.O. BOX 971 53-7122/2113
ACTON, MA 01720
PH: (978) 929-9058

08/05/2022

PAY TO THE ORDER OF Commonwealth of MA \$ **237.50

Two hundred thirty-seven and 50/100***** DOLLARS

Commonwealth of MA
Massachusetts

MEMO State fee (state portion) - OA2864

Eugene DeLuca
AUTHORIZED SIGNATURE

CERTIFIED ABUTTERS LIST
 SUBJ PROP: 750 CONCORD ST, HOLLISTON, MA
 RADIUS: 100 FT

| PARCEL ID | OWNER 1 | OWNER 2 | ADDRESS 1 | CITY/TOWN | STATE | ZIP CODE |
|-----------------------|---------------------------------------|---------------------------|-----------------------------|-----------|-------|----------|
| 136/014.0-0003-0001.0 | ADAMS, DAVID J & WARNICK, HANS, TRSTS | INDIAN RIDGE REALTY TRUST | 223 COURTLAND ST | HOLLISTON | MA | 01746- |
| 136/014.0-0003-0004.1 | 126 RESIDENTIAL ANR REALTY, LLC | | 120 QUARRY DRIVE, 2ND FLOOR | MILFORD | MA | 01757- |
| 136/014.0-0003-0004.5 | ANANTAPALLI, MIDHUN | | 702 CONCORD ST | HOLLISTON | MA | 01746- |
| 136/014.0-0003-0232.0 | RUGNY PROPERTIES, LLC | | 71 PENNOCK RD | ASHLAND | MA | 01721- |
| 136/014.0-0004-0001.0 | QERQACH, MOSTAFA & JOANNE | | 755 CONCORD ST | HOLLISTON | MA | 01746- |



Town of Ashland

MASSACHUSETTS

Conservation Commission NOTIFICATION TO ABUTTERS- Letter

A/An Notice of Intent

has been filed with the Ashland Conservation Commission pursuant to the *Wetlands Protection Act (M.G.L. c. 131 §40)*, *Wetlands Protection Act Regulations 310 C.M.R. 10.05 (4)(a)* and the *Wetlands Protection Bylaw Chapter 280 Section 9*, and/or the *Stormwater Management Regulations Chapter 343*.

The applicant is Ben Stevens, Trask Development, Inc.

The proposed project is located at 501 Pond Street
in Ashland, Massachusetts. The proposed project is:

Construction of a parking area and associated storm water management system

within 100 feet of a Bordering Vegetated Wetland

The filing may be examined by electronic means only. For more information, or to request a pdf filing submittal, please call 508-532-7924, and ask for the Conservation Agent.

The public hearing is scheduled for Monday, August 22, 2022, at 7:05 p.m. (Note that all hearings are posted for 7:05 unless otherwise specified on the agenda. Hearings are taken in order of the posted agenda.). The hearing will be held using Zoom meetings, and the link for the meeting can be found on the posted agenda 48 hours before the hearing is scheduled to meet. Otherwise, further information of the public hearing can be obtained from the Ashland Conservation Commission, by calling 508-532-7924.