

**NOTICE OF INTENT
to
CONSTRUCT AN ADDITION TO
A SINGLE-FAMILY DWELLING**

at

**29 HARDWICK ROAD
ASHLAND, MASSACHUSETTS**

PREPARED FOR:

**MICHAEL AND MARJORIE RAH
29 HARDWICK ROAD
ASHLAND, MA 01721**

PREPARED BY:



**19 EXCHANGE STREET
HOLLISTON, MA 01746**

Prepared By:



**Joyce E. Hastings, P.L.S.
Wetlands Consultant**

August 28, 2022

August 28, 2022

Ashland Conservation Commission
Town Hall
101 Main Street
Ashland, MA 017

**Re: Notice of Intent
Michael and Marjorie Rah
29 Hardwick Road, Ashland, MA**

Dear Commission Members,

On behalf of our clients, Michael and Marjorie Rah of 29 Hardwick Road, Ashland, MA 01721, we are submitting a Notice of Intent to construct an in-law addition to the single-family dwelling at 29 Hardwick Road (Assessors Map 19, Lot 37). The proposed project is located within the 100-foot wetland buffer zone of a bordering vegetated wetland.

Existing Conditions:

The project is located on a 57,879 square foot residential parcel, on the easterly side of Hardwick Road, across from the intersection of Braeburn Lane, in the Orchard Hills Estates II Subdivision. The lot contains an existing dwelling with driveway, patios, sheds, landscaping and lawn. The rear portion of the lot is covered by a bordering vegetated wetland.

Massachusetts Wetlands Protection Act and Ashland Wetland Bylaw:

The wetland delineation of the site was updated by GLM Engineering Consultants, Inc on 27 July 2022 utilizing the regulations outlined in the Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40), the National List of Plant Species That Occur in Wetlands: Massachusetts 2012 and Hydric Soils in New England, May 1995.

The wetlands are marked with pink flagging numbered GLM 20-1 to GLM 20-8. The wetlands are characterized by an over story of Red Maple (*Acer rubrum*), a shrub layer of Highbush Blueberry (*Vaccinium corymbosum*) and a ground cover of Cinnamon Fern (*Osmundastrum cinnamomeum*). The uplands are characterized by an overstory of Red Oak (*Quercus rubra*) and White Pine (*Pinus strobus*), and a ground cover of upland grass.

The project falls within the 100-foot Buffer Zone of the delineated wetland, and is therefore subject to the jurisdiction of the Massachusetts Wetlands Protection Act and the Ashland Wetlands Protection Bylaw.

Flood Plain and Natural Heritage:

The project does not lie within a Federally designated flood hazard as shown on Flood Insurance Rate Map, Community-Panel Number 25017C0626F, effective date: 7/7/2014.

According to the Natural Heritage Atlas 2022 MassGIS, this project is not located within an

Estimated Habitat of Rare Wildlife or a Priority Habitat of Endangered Species.

Proposed Project:

The applicant is proposing to construct an in-law addition (738 square feet), including a garage bay (286 square feet) and driveway connection (225 square feet). The access to the property is from the existing driveway.

The erosion control barrier will be installed as shown on the design plan prior to construction and will be maintained throughout the project. The barrier will not be removed until the project is complete and the site is stabilized.

The proposed stock piling and refueling areas will be located in outside the 100-foot wetland buffer zone.

Construction Sequence:

1. Post DEP File Number.
2. Install erosion control.
3. Call Conservation Commission Agent for inspection (508-881-0100x7924) or email at bsolomon@ashlandmass.com.
5. Excavate and install the addition foundation.
7. Construct the addition.
9. Install the wetland monuments.
10. Excavate and install the driveway connection.
11. Install landscaping and complete loaming and seeding of disturbed areas.
12. Prepare an as-built plan.
13. After the grass has become established, request a Certificate of Compliance from the Conservation Commission.

Thank you for your attention. Please call me at 508-429-1100 if you have any questions.

Sincerely,
GLM Engineering Consultants, Inc.


Joyce E. Hastings, P.L.S.
Wetland Consultant

cc. DEP Northeast Regional Office
Michael and Marjorie Rah

Contents:

U.S.G.S. Map

Ashland Assessors Map

WPA Form 3 – Notice of Intent

WPA Appendix A – Wetland Fee Transmittal Form

Owner's Letter of Authorization

Affidavit of Service

Abutter Notification Letter

Ashland Abutters List

Natural Heritage Map including:

 Priority Habitats

 Estimated Habitats

FEMA Map

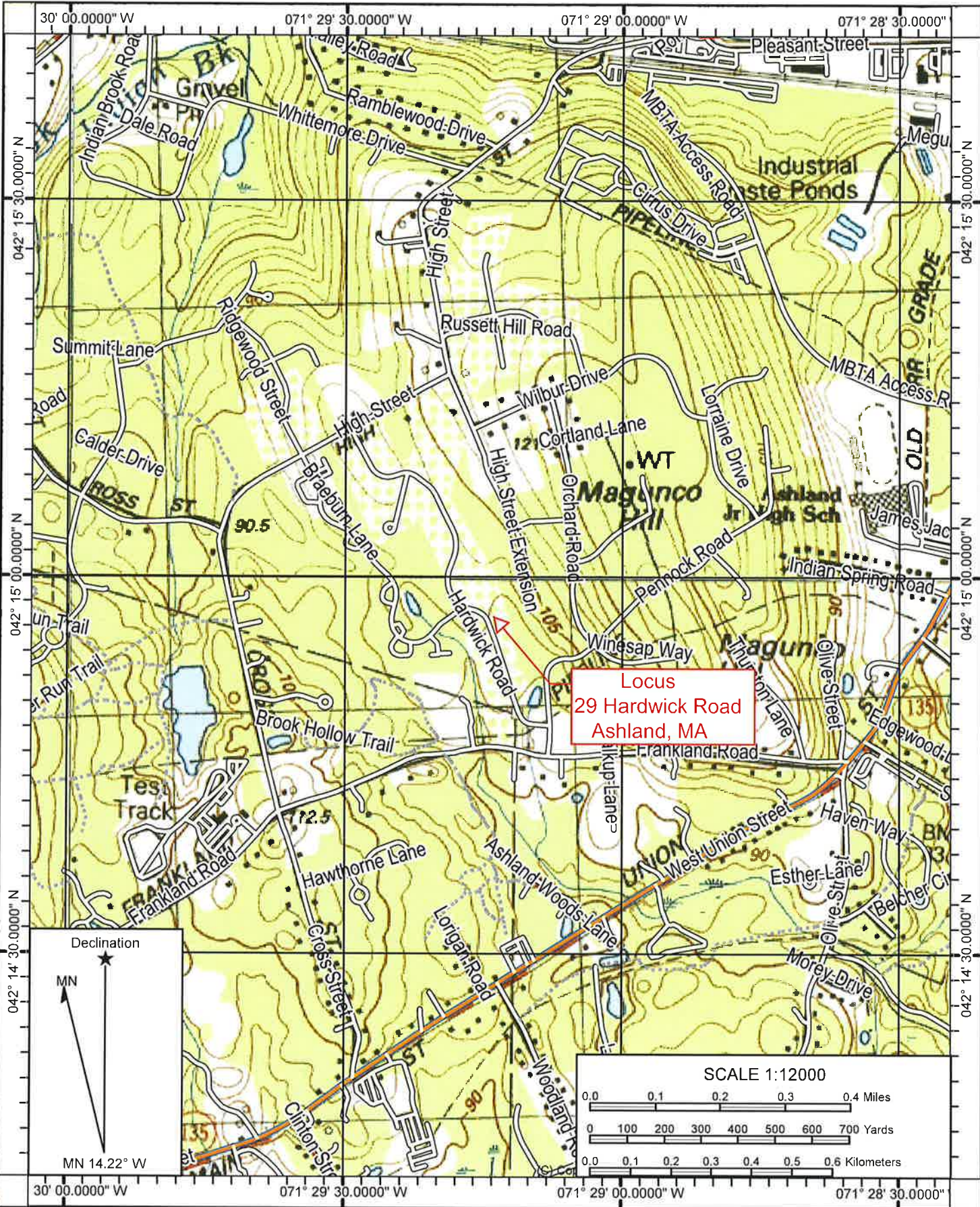
Property Deed (Middlesex County Land Court Certificate of Title 273802)

Ashland Property Card

PROJECT PLAN: Proposed Addition Plan
29 Hardwick Road
Ashland, MA

PREPARED BY: GLM Engineering Consultants, Inc

DATED: July 29, 2022



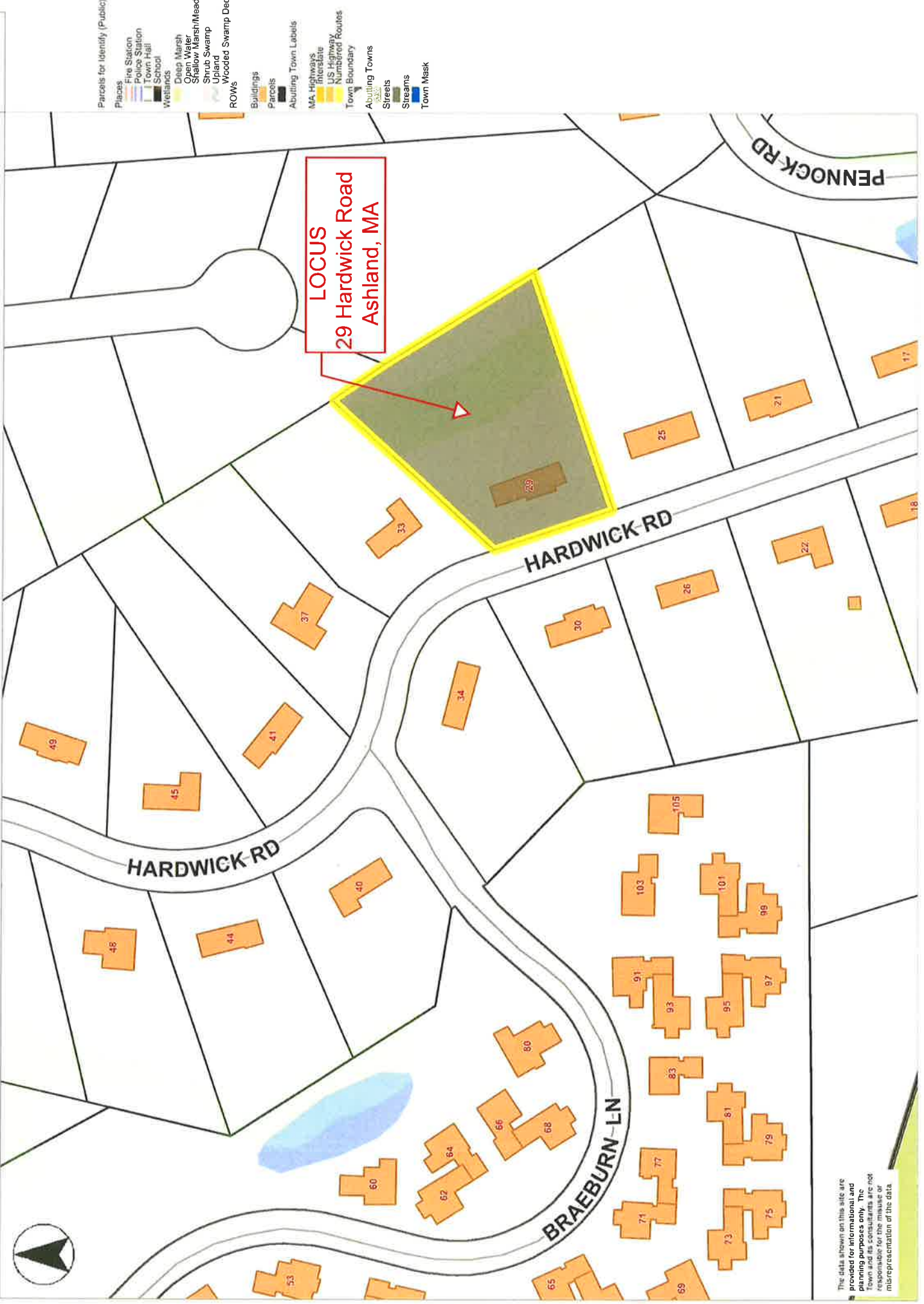
Locus
29 Hardwick Road
Ashland, MA

Name: MEDFIELD
Date: 08/28/22
Scale: 1 inch = 1,000 ft.

Location: 042° 14' 57.7216" N, 071° 29' 14.1515" W
29 Hardwick Road, Ashland, MA

(C) Copyright 2016, Trimble Navigation Limited

Datum: NAD27





Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

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):

29 Hardwick Road
 a. Street Address

Ashland
 b. City/Town

01721
 c. Zip Code

Latitude and Longitude:
 42°-14'-55.99" N
 d. Latitude

71°-29'-11.17" W
 e. Longitude

Map 19
 f. Assessors Map/Plat Number

Lot 37
 g. Parcel /Lot Number

2. Applicant:

Michael and Marjorie
 a. First Name

Rah
 b. Last Name

The Rah Living Trust
 c. Organization

29 Hardwick Road
 d. Street Address

Ashland
 e. City/Town

MA
 f. State

01721
 g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

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

Same
 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):

Joyce
 a. First Name

Hastings
 b. Last Name

GLM Engineering Consultants, Inc.
 c. Company

19 Exchange Street
 d. Street Address

Holliston
 e. City/Town

MA
 f. State

01746
 g. Zip Code

508-429-1100
 h. Phone Number

508-429-7160
 i. Fax Number

joyce.hastings@glmengineering.com
 j. Email address

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

\$110.00
 a. Total Fee Paid

\$42.50
 b. State Fee Paid

\$67.50
 c. City/Town Fee Paid



WPA Form 3 – Notice of Intent

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

A. General Information (continued)

6. General Project Description:

Proposal to construct an addition to the existing single-family dwelling. The proposed work is located in the buffer zone of a bordering vegetated wetland.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Middlesex

a. County

273802

b. Certificate # (if registered land)

c. Book

d. Page Number

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

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

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



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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.

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 2022
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)

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.
- 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.



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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 Addition Plan

a. Plan Title

GLM Engineering Consultants, Inc.

J.E. Hastings, P.L.S.

b. Prepared By

c. Signed and Stamped by

7/29/2022

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:

SEE ATTACHED COPIES.

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



WPA Form 3 – Notice of Intent

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

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

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

8/28/22

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.

We, Michael and Marjorie Rah, Trustees of the Rah Living Trust, are the **Owners/Applicants** of the project at 29 Hardwick Road, Ashland, MA (Assessors Map 19, Lot 37). I hereby authorize GLM Engineering Consultants, Inc. to file a Notice of Intent with the Ashland Conservation Commission and DEP on my behalf.

29 August 2022



Signature

29 AUG 2022

Date

Phone Number: (508) 816-6275 Margie cell; (508) 816-5337 Mike cell

Address: 29 Hardwick Road, Ashland, MA 01721

Email Address: marirah@gmail.com; rahbah@gmail.com



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:

29 Hardwick Road Ashland
 a. Street Address b. City/Town

 c. Check number d. Fee amount

2. Applicant Mailing Address:

Michael and Marjorie Rah
 a. First Name b. Last Name
The Rah Living Trust
 c. Organization
29 Hardwick Road
 d. Mailing Address
Ashland MA 01721
 e. City/Town f. State g. Zip Code

 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

same
 a. First Name b. Last Name

 c. Organization

 d. Mailing Address

 e. City/Town f. State g. Zip Code

 h. Phone Number i. Fax Number j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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 |
|-------------------------|-----------------------------|--------------------------------|------------------------------|
| Addition to House | 1 | \$110.00 | \$110.00 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Step 5/Total Project Fee: \$110.00

Step 6/Fee Payments:

| | |
|---------------------------------|--------------------------------------|
| Total Project Fee: | <u>\$110.00</u> |
| | a. Total Fee from Step 5 |
| State share of filing Fee: | <u>\$42.50</u> |
| | b. 1/2 Total Fee less \$12.50 |
| City/Town share of filling Fee: | <u>\$67.50</u> |
| | 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.)

 **Comolli**
Construction & Development, Inc.
110 Elm Street, Suite 9, Millbury, MA 01527

FIDELITY BANK
MILLBURY, MA 01527

53-7070
2113

110422

8/29/22

PAY TO THE
ORDER OF

Town of Ashland

\$ 67.50

Sixty Seven and 50/100

DOLLARS

 COMOLLI

MEMO Rah (Town Part of State fee)
29 Hardwick Rd Ashland

 **Comolli**
Construction & Development, Inc.
110 Elm Street, Suite 9, Millbury, MA 01527

FIDELITY BANK
MILLBURY, MA 01527

53-7070
2113

110421

8/29/22

PAY TO THE
ORDER OF

Town of Ashland

\$ 110.00

One Hundred Ten and 00/100

DOLLARS

 COMOLLI

MEMO Rah (Wetland Bylaw fee)
29 Hardwick Rd Ashland

 **Comolli**
Construction & Development, Inc.
110 Elm Street, Suite 9, Millbury, MA 01527

FIDELITY BANK
MILLBURY, MA 01527

53-7070
2113

110423

8/29/22

PAY TO THE
ORDER OF

Commonwealth of Massachusetts

\$ 42.50

Forty Two and 50/100

DOLLARS

 COMOLLI

MEMO Rah (State part of state fee)
29 Hardwick Rd Ashland

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act
and the Ashland Wetlands Protection Bylaw.

I, Joyce E. Hastings, hereby certify under the pains and penalties of perjury that on August 29, 2022, I gave notification to abutters within 100 feet of the proposed project in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994 and the Ashland Wetlands Protection Bylaw in connection with the following matter:

A Notice of Intent proposing to perform work at 29 Hardwick Road, Ashland, MA an area subject to the Massachusetts Wetlands Protection Act and the Ashland Wetlands Protection Bylaw.

The form of the notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.

Name 

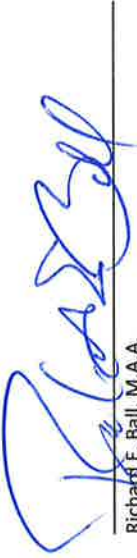
Date 8/29/22

August 10, 2022

To The Conservation Commission
29 Hardwick Road
Michael Seungwon and Marjorie Jeandervin Rah
Abutters To Map 19 Parcel 37

| PARCEL ID | PARCEL LOCATION | OWNER NAME 1 | OWNER NAME 2 | MAILING ADDRESS | CITY/TOWN | STATE | ZIP |
|---------------|-----------------|-------------------------------|--|-----------------|-----------|-------|-------|
| 18-140-00-000 | 34 HARDWICK RD | ATHERTON ERIC | LINDSAY ATHERTON | 34 HARDWICK RD | ASHLAND | MA | 01721 |
| 19-036-00-000 | 25 HARDWICK RD | DONOVAN GINA A & MICHAEL G | TRUSTEES GINA A DONOVAN 2021 REVOCABLE TRUST | 25 HARDWICK RD | ASHLAND | MA | 01721 |
| 19-038-00-000 | 33 HARDWICK RD | TUMEINSKI GREGG | AMY TUMEINSKI | 33 HARDWICK RD | ASHLAND | MA | 01721 |
| 19-233-00-000 | 26 HARDWICK RD | DOUCETTE JAMES R & CRISTINA A | TRSTS JAMES AND CRISTINA A DOUCETTE REVOCABLE TR | 26 HARDWICK RD | ASHLAND | MA | 01721 |
| 19-234-00-000 | 30 HARDWICK RD | SUBRT CHARLES D | AISLYN R SUBRT | 30 HARDWICK RD | ASHLAND | MA | 01721 |
| 19-242-00-000 | 33 HIGH ST EXT | GOESSL CARSTEN DIETRICH | NGUYEN HANG HA THANH | 33 HIGH ST EXT | ASHLAND | MA | 01721 |
| 19-243-00-000 | 35 HIGH ST EXT | COONEY KEVIN | JENNIFER R COONEY | 35 HIGH ST EXT | ASHLAND | MA | 01721 |

The above reflects the latest information available on our records.



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

8/10/22
Date

7 parcels/abutters



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*.

The applicant is Michael and Marjorie Rah

The proposed project is located at 29 Hardwick Road, Ashland, MA
in Ashland, Massachusetts. The proposed project is:
To construct an in-law addition to the existing single-family dwelling with a driveway connection.

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, _____
, at 7:15 p.m. (Note that all hearings are posted for 7:15. 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.

NHESP Plan

NHESP Priority Habitats of Rare Species



NHESP Estimated Habitats of Rare Wildlife

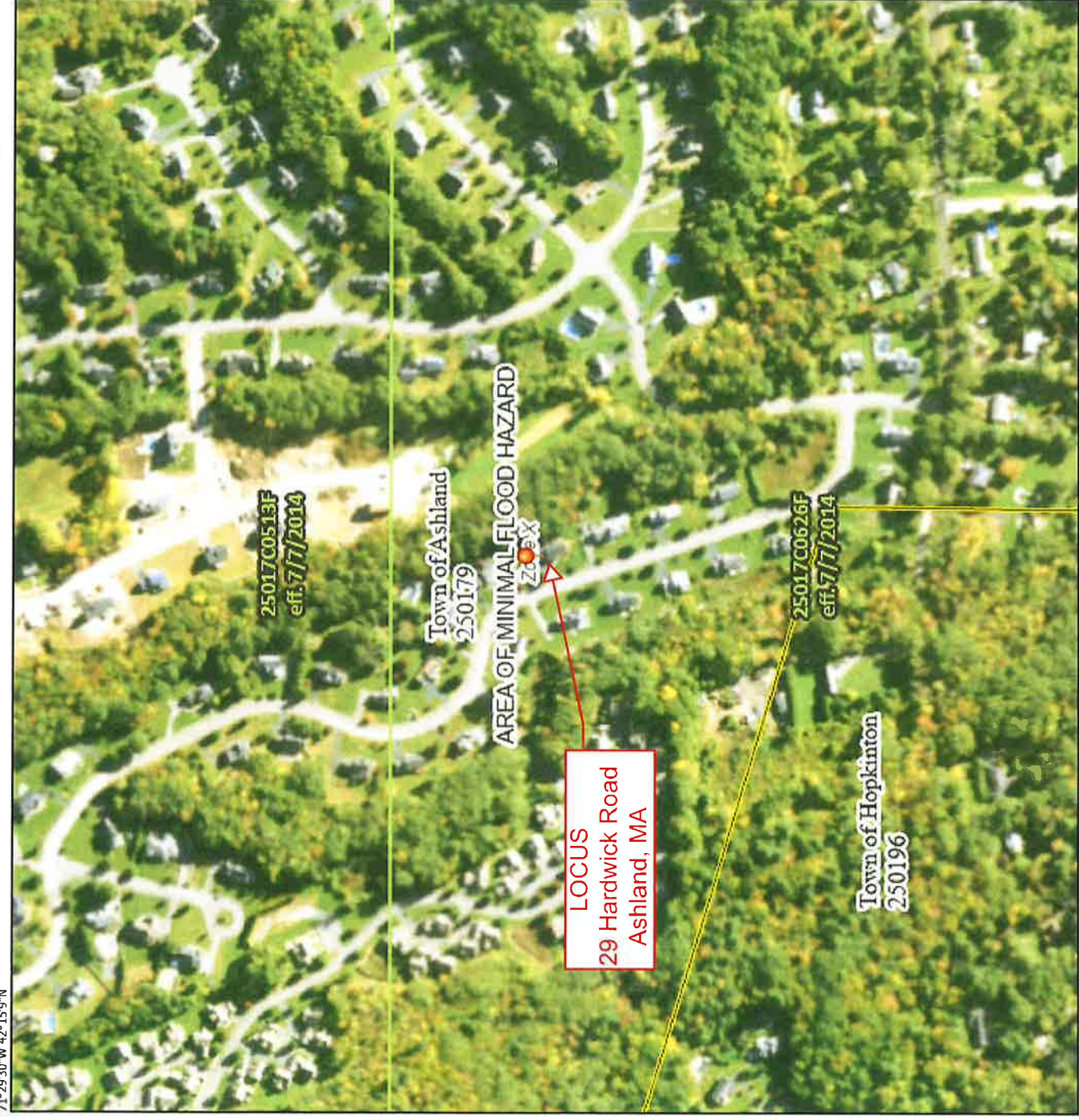


Property Tax Parcels



National Flood Hazard Layer FIRMette

71°29'30"W 42°15'9"N



71°28'53"W 42°14'43"N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

| | |
|------------------------------------|---|
| SPECIAL FLOOD HAZARD AREAS | Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i> |
| | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone A</i> |
| | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | NO SCREEN |
| | Area of Minimal Flood Hazard <i>Zone X</i> |
| | Effective LOMRs |
| | Area of Undetermined Flood Hazard <i>Zone D</i> |
| 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 8/28/2022 at 12:49 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Return to:
Cali Law
60 Pleasant Street, Suite 10-D
Ashland, MA 01721



Bk: 1580 Pg: 187 Cert#: 273802
Doc: DEED 08/04/2020 11:58 AM

MASSACHUSETTS QUITCLAIM DEED

We, **Michael S. Rah and Marjorie J. Rah**, husband and wife, as tenants by the entirety, of 29 Hardwick Road, Ashland, Middlesex County, Massachusetts, for the consideration of One Dollar (\$1.00) grant to **Michael Seungwon Rah, Trustee, and Marjorie Jeandervin Rah, Trustee**, or their successors in Trust, under **The Rah Living Trust** under a Trust Agreement dated May 1, 2020 and any amendments thereto, an unrecorded Trust, for which a Certificate of Trust is recorded herewith and said Trustees for notice purposes being of 29 Hardwick Road, Ashland, MA 01721

with *quitclaim* covenants

That certain parcel of land with the buildings thereon situated on the easterly side of Lot 51 (known as Hardwick Road) in Ashland, Middlesex County, Commonwealth of Massachusetts and being shown as Lot 25 on a plan hereinafter referred to. Said Lot 25 being further bounded and described according to said plan as follows:

- WESTERLY by the easterly sideline of Lot 51 (known as Hardwick Road), as shown on said plan, 150.00 feet;
- NORTHWESTERLY by Lot 26, as shown on said plan, 260.52 feet;
- EASTERLY by land n/f John H. & Margot Lynn Ellsworth, as shown on said plan in two distances, 75.90 feet and 208.17 feet; and
- SOUTHERLY by Lot 24, as shown on said plan, 296.25 feet; and

Said Lot 25 is shown on a plan of land entitled "Definitive Subdivision Plan 'Orchard Hills Estates II', Ashland, Massachusetts", dated April 30, 1998, Scale 1" = 40', as approved by the Land Court and filed as Plan No. 2857F.

Said Lot 25 contains according to said plan 57,879 +/- square feet.

There is excluded from this conveyance the fee in Hardwick Road.

Said Lot 25 is conveyed together with the right to use the streets and ways as shown on said plan in common with others entitled thereto for the purposes of gaining access to the nearest public way.

Property located at 29 Hardwick Road, Ashland, MA 01721

222492

1242-142

The premises are conveyed subject to the rights of James R. Hickey, Trustee of Magunco Realty Trust to grant to others the right to use said streets and ways for all purposes for which streets and ways are commonly used in the Town of Ashland.



Lot 25 is subject to fertilizer used for landscaping shall be low in nitrogen and used in moderation. No pesticides or herbicides shall be used on the property within 100 feet of the regulated wetland resource areas. No sodium based de-icing agents (i.e. rock salt) shall be used on the driveways or walks within the 100 feet of the wetland resource area.

This conveyance is made subject to and with the benefit of easements, takings, restrictions and rights of way of record insofar as in force and applicable.

The consideration for this transfer being One Dollar (\$1.00), no transfer stamps need to be attached.

For Grantor's title, see Deed recorded with the Middlesex South District Registry of Deeds Land Court as Certificate No. 222492, Document No. 118356.

Witness our hands and seals this 1st day of May, 2020.

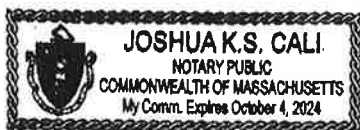

Michael S. Rah

Marjorie J. Rah

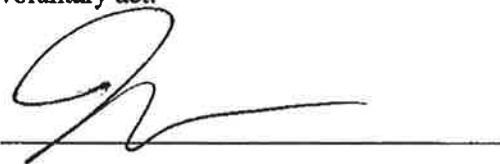
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

May 1, 2020

On the above date, before me, the undersigned notary public, personally appeared **Michael S. Rah and Marjorie J. Rah**, personally known to me, to be the people whose names are signed on the preceding or attached document and acknowledged to me their signatures on the foregoing instrument to be their free and voluntary act.




Joshua K. S. Cali, Notary Public
My Commission Expires: 10/4/2024

WJH
1108033
RR

(2)

DOCUMENT 01848812

Southern Middlesex LAND COURT
REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Aug 04, 2020 at 11:58A

Document Fee: 155.00
Receipt Total: 4260.00

NEW: CERT 273802 BK 01560 PG 187

OLD: CERT 222492 BK 1242 PG 142

Situs : 29 HARDWICK RD

Parcel Id: 014/019.0-0037-0000.0

Class: SINGLE FAMILY RESIDENCE

Card: 1 of 1

Printed: August 28, 2022

Dwelling Information

Style Colonial
 Story height 2
 Attic No
 Exterior Walls Aluminum-Vinyl
 Masonry Trim
 Year Built 2001
 Eff Year Built 2001
 Roof GABLE
 Foundation CONCRETE
 SFLA 3088

Basement

Car Bsmt Gar
 Bsmt Area 1412
 Fin Bsmt Area 1100
 BSMT RecRm Area:

Heating & Cooling

Heating/AC Forced Air - Ac
 Fuel Type Gas
 System Type
 Fireplaces 1
 Fireplaces 1

Room Detail

Bedrooms 4
 Total Rooms 9
 Custom Feat 1 -
 Custom Feat 2 -
 Custom Feat 2
 Full Baths 3
 Half Baths 1
 Extra Fixtures 1
 Kitchen Quality MODERN
 Bath Quality MODERN

Adjustments

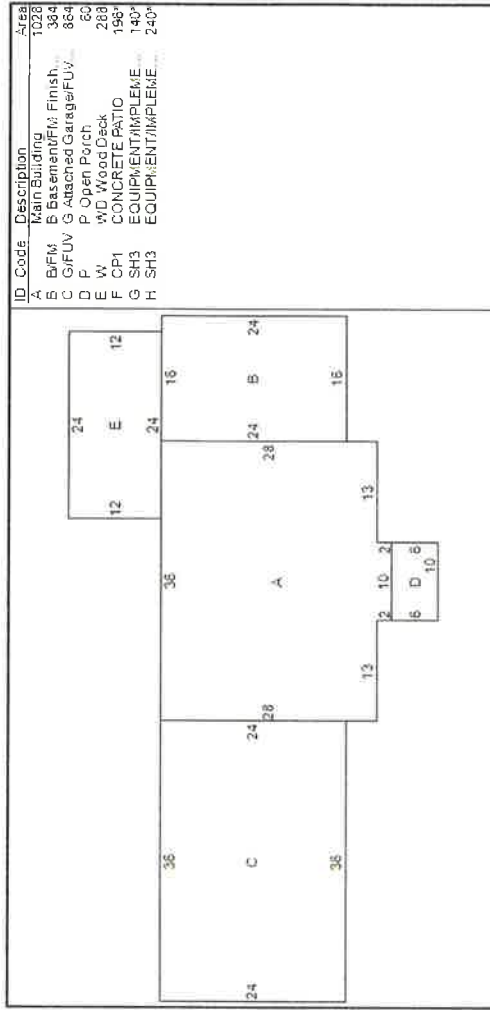
Int vs Ext Good
 Unfinished Area
 Occupancy 1

Grade & Depreciation

Grade B
 Condition Good
 CDU GOOD
 Cost & Design 0
 % Complete 100
 Market Adj
 Functional
 Economic
 % Good Ovr
 RCNLD 509290

Dwelling Computations

% Good 78
 % Good Override Functional
 % Complete Economic
 C&D Factor 100



| ID Code | Description | Area |
|---------|-----------------------------|------|
| A | Main Building | 1028 |
| B | Basement/Fln, Finish | 384 |
| C | G/FUV G Attached Garage/FUV | 864 |
| D | P Open Porch | 60 |
| E | WD-Wood Deck | 288 |
| F | CP1 CONCRETE PATIO | 198 |
| G | SH3 EQUIPMENT/PLEN | 140 |
| H | SH3 EQUIPMENT/PLEN | 240 |

Permits

| Num | Date | ID | Amount | Type | Description | % Complete | Open/Closed | Inspection | Completed | Fee |
|--------|-----------|--------|--------|------------|--------------------------|------------|-------------|------------|-----------|-----------|
| 202055 | 15-SEP-20 | | 68,000 | REM | FIN BSMT + FULL BATHROOM | 100 | | 01-JUL-22 | | NG23-100% |
| BP-201 | 17-APR-19 | | 8,000 | SHED 10X14 | | 100 | C | | | \$80 |
| BP-201 | 12-APR-19 | | 16,147 | SHED 12X20 | | 100 | C | | | \$170 |
| 201613 | 04-MAR-16 | 325575 | 38,469 | MN | REPLACE REAR DECK | 100 | | 31-AUG-16 | | |
| 140749 | 28-MAY-14 | 325575 | 11,000 | MN | ROOF | 100 | | 11-SEP-14 | | |

Printed: August 28, 2022

Card: 1 of 1

Map: 019.0 Block: 0037 Lot: 0000.0

Map ID: 014/019.0-0037-0000.0

Situs : 29 HARDWICK RD

GENERAL INFORMATION

Price 1
 Sale Date 08/04/20
 Type Land & Bldgs
 Validity No-Family
 Grantor RAH MICHAEL S
 Book/Page 01560 / 0187

Tax Class 606.01
 NBHD Class 101
 Calc'd 1.3287
 Acres

CURRENT OWNER
 RAH MICHAEL SEUNGWON & MARJORIE JEANDERVIN
 TRUSTEES OF THE RAH LIVING TRUST
 29 HARDWICK RD
 ASHLAND MA 01721

Road Type TWO-WAY
 Road Condition PAVED
 Traffic MEDIUM
 Water PUBLIC SYS
 Sewer SEWER

Land Information

| eg Type | Code | NBHD | Zone | Method | Sq Ft | Acres | Infl Fact | Infl % | Value | Sup? Class |
|---------|------|------|--------|--------|-------|-------|-----------|--------|---------|------------|
| 1 | P | 101 | 606.01 | R1 | S | 30000 | .6887 | | 297,000 | N R |
| 2 | R | 101 | 606.01 | R1 | A | 27878 | .64 | 50 | 4,330 | N R |

Assessment Information

| Assessed | Cost | Income | Market |
|-----------------------------------|---------|--------|---------|
| Current Land 301,300 | 301,300 | 0 | 0 |
| Current Building 588,100 | 588,100 | 0 | 588,100 |
| Current Total 889,400 | 889,400 | 0 | 588,100 |
| Current Net Assessment 889,400 | | | |
| Prior Year Land 273,700 | 273,700 | 0 | 0 |
| Prior Year Building 473,900 | 473,900 | 0 | 473,900 |
| Prior Year Total 747,600 | 747,600 | 0 | 473,900 |
| Prior Year Net Assessment 747,600 | | | |

Entrance Information

| Date | ID | Entry Code | Source |
|-----------|-----|---------------|--------------|
| 04-SEP-19 | AS | Complete-Ins | None |
| 21-MAR-22 | REB | Complete-Ins | Owner-Spouse |
| 06-JUN-10 | REB | Exterior-Only | |
| 13-JUN-05 | REB | Exterior-Only | |
| 05-MAY-05 | RB | Complete-Ins | |

Outbuilding Data

| Type | Size 1 | Size 2 | Area | Qty | Yr Bilt | Grade | Condition | Value |
|-------|---------|--------|------|-----|---------|-------|-----------|-------|
| Patio | 14 x 14 | | 196 | 1 | 2015 | B | 3 | 1,110 |
| Shed | 10 x 14 | | 140 | 1 | 2019 | B | 3 | 4,240 |
| Shed | 12 x 20 | | 240 | 1 | 2019 | B | 3 | 7,270 |