



**J.K. Holmgren Engineering**

Registered Professional  
Engineers & Land Surveyors

1024 Pearl Street  
Brockton, Ma 02301  
T: 508.583.2595  
[www.JKHolmgren.com](http://www.JKHolmgren.com)

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**NOTICE OF INTENT**  
**RETAIL ASHLAND, LLC**  
399 Union St.  
Ashland, MA 01721  
JKHE Job #2020-078

**Submitted to:**

**TOWN OF ASHLAND**  
**CONSERVATION COMMISSION**

Dated: October 13, 2022



**J.K. Holmgren Engineering**

Registered Professional  
Engineers & Land Surveyors

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Notice of Intent (NOI)

Abutters List/Notification

Locus USGS

Assessor's Map/Deed/Field Card



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

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):

399 Union St. a. Street Address	Ashland b. City/Town	01721 c. Zip Code
Latitude and Longitude: 10 f. Assessors Map/Plat Number	42.26 d. Latitude 9 g. Parcel /Lot Number	-71.47 e. Longitude

2. Applicant:

a. First Name Retail Ashland LLC	b. Last Name
c. Organization 858 Washington St.	
d. Street Address	
Dedham e. City/Town	MA f. State
	02026 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

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):

Scott a. First Name	Faria b. Last Name
J. K. Holmgren Engineering c. Company	
1024 Pearl St. d. Street Address	
Brockton e. City/Town	MA f. State
	02301 g. Zip Code
508-583-295 h. Phone Number	sfaria@jkholmgren.com j. Email address
	i. Fax Number

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

\$1,050.00 a. Total Fee Paid	\$512.50 b. State Fee Paid	\$537.50 c. City/Town Fee Paid
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**A. General Information (continued)**

6. General Project Description:

Raze existing 9,600 s.f. building and construct a new 2,500 s.f. retail building, using existing parking utilities and driveways. New landscaping is proposed throughout the site as well as a reduction in impervious areas.

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

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Single Family Home                        | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input checked="" 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 CMR 10.24(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

32-52

c. Book

b. Certificate # (if registered land)

194

d. Page Number

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

- 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.
- 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.

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____	
	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____

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

4.  Restoration/Enhancement

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

a. square feet of BVW \_\_\_\_\_

b. square feet of Salt Marsh \_\_\_\_\_

5.  Project Involves Stream Crossings

a. number of new stream crossings \_\_\_\_\_

b. number of replacement stream crossings \_\_\_\_\_



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### C. Other Applicable Standards and Requirements

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

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

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

June, 2006

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/mass-endangered-species-act-mesa-regulatory-review>).

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

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



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

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

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

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

- (d)  Vegetation cover type map of site

- (e)  Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

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

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

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

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

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

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

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

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

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@mass.gov](mailto:dmf.envreview-north@mass.gov)

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

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

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





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

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

**D. Additional Information**

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

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

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

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

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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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 coffee shop, 399 Union St., Ashland

a. Plan Title

J. K. Holmgren

J.K. Holmgren & S. Faria

b. Prepared By

c. Signed and Stamped by

October 7, 2022

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:

28405  
2. Municipal Check Number

10/13/2022  
3. Check date

28407  
4. State Check Number

10/13/2022  
5. Check date

J.K. Holmgren Engineering INC  
6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
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# WPA Form 3 – Notice of Intent

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

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## F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

*[Handwritten Signature]*

2. Date

10/13/22

3. Signature of Property Owner (if different)

*[Handwritten Signature: Scott Fan]*

4. Date

10/13/22

5. Signature of Representative (if any)

6. Date

### For Conservation Commission:

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

### For MassDEP:

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

### Other:

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

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



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

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



**A. Applicant Information**

1. Location of Project:

399 Union St. Ashland  
 a. Street Address b. City/Town  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

a. First Name Retail Ashland, LLC b. Last Name  
 c. Organization  
 858 Washington St.  
 d. Mailing Address  
 Dedham MA 02026  
 e. City/Town f. State g. Zip Code  
 h. Phone Number 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  
 3  
 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).



J.K. HOLMGREN ENGINEERING, INC.  
PO BOX 699  
SOUTH EASTON, MA 02375

NORTH EASTON SAVINGS BANK

28407

53-7050/2113

10/13/2022

PAY TO THE ORDER OF

Comm / Mass

\$ 512.50

Five hundred Twelve ——— 50/100

DOLLARS

MEMO

NOI - 399 Union ST



AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈028407⑈ ⑆211370503⑆ 844⑈293⑈1⑈

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

J.K. HOLMGREN ENGINEERING, INC.  
PO BOX 699  
SOUTH EASTON, MA 02375

NORTH EASTON SAVINGS BANK

28405

53-7050/2113

10/13/2022

PAY TO THE ORDER OF

Town / Ashland

\$

537.50

Five hundred Thirty Seven ——— 50/100

DOLLARS

MEMO

NOI - 399 Union



AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈028405⑈ ⑆211370503⑆ 844⑈293⑈1⑈

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

J.K. HOLMGREN ENGINEERING, INC.  
PO BOX 699  
SOUTH EASTON, MA 02375

NORTH EASTON SAVINGS BANK

28406

53-7050/2113

10/13/2022

PAY TO THE ORDER OF

Town / Ashland

\$

1050.00

One Thousand and FIFTY ——— xx/100

DOLLARS

MEMO

Bylaw fee



AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈028406⑈ ⑆211370503⑆ 844⑈293⑈1⑈



**J.K. Holmgren Engineering**

Registered Professional  
Engineers & Land Surveyors

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## ABUTTER LIST AND NOTIFICATION

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## AFFIDAVIT OF SERVICE

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I, Scott Faria of J.K. Holmgren Engineering, Inc., hereby certify under the pains and penalties of perjury that on October 14, 2022, I gave notification to abutters in compliance with second paragraph of Massachusetts General Laws, Chapter 131, Section 40 and 310 CMR 10.00, Chapter 280 of the Ashland Town Code in connection with a Notice of Intent permit application, filed under the Wetlands protection Act and the Ashland Wetlands Protection Bylaw by the application, retail Ashland LLC. Said permit application was filed with Ashland Conservation Commission on October 14, 2022, for property located at 399 Union St., in Ashland, Massachusetts.

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

Name: Scott Faria  
Scott Faria, RPLS

Date: October 14, 2022



### Notification to Abutters

A Notice of Intent has been filed with the Ashland Conservation Commission pursuant to the Wetlands Protection Act (M.G.L.c.131 40), Wetland Protection Act Regulations 310 C.M.R. 10.05 (4)(a) and the Wetlands Protection bylaw Chapter 280 Section 9.

The applicant is: Retail Ashland, LLC

The proposed project is located at 399 Union St., in Ashland, Massachusetts. The Proposed project is:

Raze existing 9,600 s.f. building and construct a new 2,500 s.f. retail building, using existing parking, utilities and driveways. New landscaping is proposed throughout the site as well as a reduction in impervious areas.

The filing may be examined at the Ashland Town Hall, at 101 Main St., by appointment during business hours on the weekdays. Town Hall business hours are:

Monday 8:00 a.m.-3:30 p.m.  
Tuesday 8:00 a.m.-3:30 p.m.  
Wednesday 8:00 a.m.-7:00 p.m. and  
Thursday 8:00 a.m.-3:30 p.m.

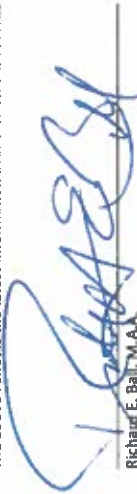
Note that Town hall is closed for most federal and state holidays. For more information, or to schedule a time to review the filing please call 508-532-7924 and ask for the Conservation Agent.

The public hearing information is scheduled for Monday, November 7, at 7:15 p.m. (Note that all hearings are posted for 7:15. Hearings are taken in order of posted agenda). The hearing will be held at 101 Main St., Ashland, MA 01721.

To The Planning Board  
399 Union Street  
Retail Ashland LLC  
Abutters To Map 20 Parcel 9

PARCEL ID	PARCEL LOCATION	OWNER NAME 1	OWNER NAME 2	OWNER ADDRESS	CITY/TOWN	STATE	ZIP
14-055-00-000	167 CHERRY ST	BORR LAURIE	STONE PARK	167 CHERRY ST	ASHLAND	MA	01721
14-056-00-000	85 SUMMER ST	TOWN OF ASHLAND	AVAKIAN VARTAN & GALINA	101 MAIN ST	ASHLAND	MA	01721
14-314-00-000	86 SUMMER ST	PRUCHNIK MICHAL & AVAGYAN TATYANA	CHERYL L RAMALHO	86-88 SUMMER ST	ASHLAND	MA	01721
14-315-00-000	82 SUMMER ST	RAMALHO JOHN J	CASSANDRA MUMFORD	B2 SUMMER ST	ASHLAND	MA	01721
14-316-00-000	80 SUMMER ST	MUMFORD ROBERT M	CHROMILOVA VERONIKA	80 SUMMER ST	ASHLAND	MA	01721
14-317-00-000	76 SUMMER ST	JIA JEFFREY J	MIKHAIL A ROGERS	76 SUMMER ST	ASHLAND	MA	01721
14-318-00-000	7 LINDEN ST	DIANA ANN L	TRUSTEE NIRALO RILTY NOMINEE TR	7 LINDEN ST	ASHLAND	MA	01721
14-319-00-000	11 LINDEN ST	ROGERS CELIA L	HALLORAN-DONALD BRENDA E	11 LINDEN ST	ASHLAND	MA	01721
20-001-00-000	0 CHERRY ST REAR	PAPADELLIS CHRIS S		730 OLD CONNECTICUT PATH / PO BOX 1236	FRAMINGHAM	MA	01701
20-002-00-000	171 CHERRY ST	DONALD ALANSON J III		171 CHERRY ST	ASHLAND	MA	01721
20-003-00-000	0 CHERRY ST REAR	K PLAZA LLC		875 WAVERLY ST	FRAMINGHAM	MA	01702
20-004-00-000	175 CHERRY ST	K PLAZA LLC		875 WAVERLY ST	FRAMINGHAM	MA	01702
20-005-00-000	1 WEST UNION ST	K PLAZA LLC		P O BOX 325	ASHLAND	MA	01721
20-006-00-000	15 WEST UNION ST	UNION VILLAGE INC		373 UNION ST	ASHLAND	MA	01721
20-010-00-000	373 UNION ST	KASSAHUN SEIFE SINTAYEHU		369 UNION ST	ASHLAND	MA	01721
20-011-00-000	369 UNION ST	TRAN TUAN		363 UNION ST	ASHLAND	MA	01721
20-012-00-000	363 UNION ST	MACOMBER STANLEY III & DEVIN	JUSTIN & CONNOR MACOMBER	361 UNION ST	ASHLAND	MA	01721
20-013-00-000	361 UNION ST	BARROSO MAYZA R		361 UNION ST	ASHLAND	MA	01721
20-151-00-000	101 PRESIDENTS ROW	ASHLAND COMMONS ASSOCIATES	TRUSTEES OUELLETTE REALTY TRUST	500 WEST CUMMINGS PARK / SUITE 6050	WOBURN	MA	01801
20-155-00-000	12 WEST UNION ST	OUELLETTE ALAN R AND JUNE E		1 GODFREY LN	MILFORD	MA	01757
20-157-00-000	2 WEST UNION ST	ASH REALTY LLC		159 CAMBRIDGE ST	ALSTON	MA	02134
20-158-00-000	384 UNION ST	ASH REALTY LLC		159 CAMBRIDGE ST	ALSTON	MA	02134
20-159-00-000	372 UNION ST	ASH REALTY LLC		159 CAMBRIDGE ST	ALSTON	MA	02134
20-160-00-000	13 METROPOLITAN AVE	MCKETCHNIE RYAN	MARQUEZ SAMANTHA	4 BROOKSIDE RD	SOUTHBOROUGH	MA	01772
20-209-00-000	10 METROPOLITAN AVE	ROBIN KEVIN ASHLEY		10 METROPOLITAN AVE	ASHLAND	MA	01721
20-210-00-000	8 METROPOLITAN AVE	DABRITZ CHARLES A & DONNA A	TRUSTEE DABRITZ FAMILY IRREVOCABLE	8 METROPOLITAN AVE	ASHLAND	MA	01721
20-211-00-000	368 UNION ST	DRAKE ROBERT C	ANNE MARIE DRAKE	368 UNION ST	ASHLAND	MA	01721
20-212-00-000	366 UNION ST	DUDA ADAM JOSEPH	ELORA-DANON E DUDA	366 UNION ST	ASHLAND	MA	01721
20-213-00-000	364 UNION ST	CAVALIERI RONALD J & DEBORAH J	TRUSTEES OF THE 362 UNION STREET REALTY TRUST	364 UNION ST	ASHLAND	MA	01721
20-214-00-000	362 UNION ST			362 UNION ST	ASHLAND	MA	01721

The above reflects the latest information available on our records.

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

9/28/22  
Date



**J.K. Holmgren Engineering**

Registered Professional  
Engineers & Land Surveyors

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## LOCUS USGS

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Locus Map

Scale 1" = 2000'



**J.K. Holmgren Engineering**

Registered Professional  
Engineers & Land Surveyors

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## ASSESSOR'S MAP/DEED/FIELD CARD

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Tax Parcel by County  
 Outlined Features  
 Tax Parcels by Display  
 Structures  
 Municipal Geographic Boundary  
 Municipal Topographic Feature Boundary

201

QUITCLAIM DEED

BOSTON EDISON COMPANY, a Massachusetts corporation, having its principal place of business at 800 Boylston Street, Boston, County of Suffolk, Commonwealth of Massachusetts for consideration of THREE HUNDRED THIRTY THOUSAND and 00/100 DOLLARS (\$330,000.00) grant to RETAIL ASHLAND LLC, a Delaware limited liability company, having an address c/o Robeck Management Corp., 89 Providence Highway, Westwood, County of Norfolk, Commonwealth of Massachusetts, with quitclaim covenants, the following described property in the Town of Ashland, County of Middlesex, Commonwealth of Massachusetts together with all structures, buildings and improvements, if any there be, and described as follows:

A certain parcel of land situated in Ashland in the County of Middlesex bounded and described as follows: Beginning at the northwesterly corner thereof at a point marked by the end of a stone wall on the southeasterly side of Summer Street and thence running southwesterly on said street three hundred twenty six and forty five hundredths (326.45) feet to a stone bound; thence in a southerly direction by a curving line having a radius of 21.23 forty eight and forty seven hundredths (48.47) feet to a point in the northerly line of Union Street; thence easterly on said Union Street three hundred twenty three and forty eight hundredths (323.48) feet to the end of the stone wall; thence northerly following the line of said wall and by land supposed to belong now or formerly to Stanley Kalich three hundred nine and nine one hundredths (309.09) feet to the point of beginning.

Said premises are shown on a Plan of Land now or formerly owned by Charles S. Brewer in Ashland, Mass Scale 40 feet to an inch, June 24, 1920 which is recorded with Middlesex (South) Registry of Deed in Book of Plans 286, page 39.

The premises are not all or substantially all of the assets of Grantor.

Vertical text on the left margin: 2012-10-19 17:22:19 772 25.00  
504.80 \*\*\*  
MASS. REGISTRY OF DEEDS  
SEARCHED  
INDEXED  
SERIALIZED  
FILED  
OCT 19 2012  
MIDDLESEX COUNTY MASSACHUSETTS  
RECORDED  
2012 OCT 19 11:11 AM  
REGISTRY OF DEEDS  
MIDDLESEX COUNTY MASSACHUSETTS

Summer St.  
Retail Ashland LLC

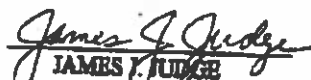
RECORDED  
INDEXED  
SERIALIZED  
FILED  
OCT 19 2012  
MIDDLESEX COUNTY MASSACHUSETTS  
REGISTRY OF DEEDS  
CANCELLED

DK 32052PG 195

For Grantor's title see deed from Kenneth A. McLean to Grantor's predecessor in interest, Edison Electric Illuminating Company of Boston, dated August 7, 1920 and recorded with Middlesex (South) County Registry of Deeds in Book 4378, page 444.

Witness my hand and seal this 6, day of September, 2000

BOSTON EDISON COMPANY

  
JAMES J. JUDGE  
SENIOR VICE PRESIDENT &  
TREASURER

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

September 6, 2000

Then personally appeared the above named JAMES J. JUDGE of Boston Edison Company and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the corporation, before me

  
Notary Public

My Commission Expires:



Commercial Property Record Card

Parcel ID: 0141020-0-0009-0000.0 MAP: 020.0 BLOCK: 0009 LOT: 0000.0 Parcel Address: 399 UNION ST FY: 2020

PARCEL INFORMATION		Use-Code:	325	Sale Price:	330,000	Book:	32052	Road Type:	T	Inspect Date:	08/17/201
Owner:	RETAIL ASHLAND LLC	Tax Class:	T	Sale Date:	11/21/2000	Page:	0194	Rd Condition:	P	Meas Date:	08/17/201
Address:	858 WASHINGTON ST SUITE 309	Tot Fin Area:	9754	Sale Type:	L	Cert/Doc:		Traffic:	M	Entrance:	C
	DEDHAM MA 02028	Tot Land Area:	1,270	Sale Valid:	Y			Water:	PS	Collect Id:	CE
		Sewer:		Grantor:	BOSTON EDISON CO			Sewer:	SW	Inspect Reas:	C
		Exempl-B/L %	0/0	Resid-B/L %	0/0	Comm-B/L %	100/100	Indust-B/L %	0/0	Open Sp-B/L %	0/0

COMMERCIAL SECTIONS/GROUPS

Section:	ID:101	Use-Code:325	Grand-Ft. Area	Story Height	Bldg-Class	Yr-Built	Eff-Yr-Built	Cost Bldg
2	9754	1.0	S	2003	2015	996700		
Groups:								
Id	CD	B-FL-A	Firs	Firs				
1	325	9754	1	1				
2	325	1600	1	1				

LAND INFORMATION

NBHD CODE:	333	NBHD CLASS:	1	ZONE:	30
Seg	Type	Code	Method	Sq-Ft	Acres
1	P	325	S	30000	N
2	R	325	A	25324	0.581

DETACHED STRUCTURE INFORMATION

Str	Unit	Mar-1	Mar-2	E-YR-BH	Grade	Cond	%Good P/F/E/R	Cost	Class
AS	S	8000		2003	G	G	///69	16,000	

VALUATION INFORMATION

Current Total:	1,356,200	Bldg:	1,019,800	Land:	346,400	MkLnd:	346,400
Prior Total:	1,328,700	Bldg:	994,100	Land:	334,600	MkLnd:	334,600

Photo

No Sketch

Available

No Picture

Available

BK/R  
32052  
0194

plw  
256/39

