

Notice of Intent

6 Chestnut Street

**Ashland,
Massachusetts**

**Prepared for: Andre Machado
Ashland, Massachusetts**

**Prepared by: McArthur Environmental Consulting, LLC
Framingham, Massachusetts**

March 2024

McArthur Environmental Consulting, LLC
57 Eaton Road
Framingham, Massachusetts 01701
mcarthurenvironmental@gmail.com
508-904-6440

March 8, 2023

Catherine Van Lanker, Chairwoman
Ashland Conservation Commission
101 Main Street
Ashland, MA 01721

Re: Notice of Intent
6 Chestnut Street
Ashland, Massachusetts 01721

Dear Chairwoman Van Lanker and Commissioners:

On behalf of the Applicant, Andre Machado, McArthur Environmental Consulting, LLC respectfully submits 2 copies of the attached Notice of Intent (NOI) for work at 6 Chestnut Street within the 200-foot Riverfront Area to the Sudbury River, Bordering Land Subject to Flooding, and the 100-foot buffer zone to Bank. The work consists of making improvements to the existing commercial building at the site. The proposed work lies entirely within previously disturbed areas covered by pavement or existing building. A number of mitigation measures are proposed.

In accordance with the requirements of the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00), a copy of the NOI has been sent to the Northeast Regional Office of the Massachusetts Department of Environmental Protection (DEP).

Notification to abutters within 100 feet of the project site will be made by certificate of mailing. A copy of the abutter notification form and a list of abutters are provided in the NOI.

The total filing fee for this NOI is \$750.00 under the state regulations. A check made out to the Town of Ashland for \$387.50 (town's share of state filing fee) is enclosed. A check made out to the Commonwealth of Massachusetts for \$362.50 (state share of the filing fee) has been sent to the DEP lock box. A check for \$1050.00 made out to the Town of Ashland is also included in this filing to cover the local filing fee. An electronic copy of this application will be emailed to your office.

Sincerely,



Susan McArthur, Wetland Scientist
McArthur Environmental Consulting, LLC

Attached: 2 NOI Packets, 2 Checks (\$387.50, \$1050.00)

Cc: DEP Northeast Regional Office
Andre Machado, Applicant

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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):

6 Chestnut Street
a. Street Address

Ashland
b. City/Town

01721
c. Zip Code

Latitude and Longitude:
42.258050
d. Latitude

-71.455830
e. Longitude

0140140047400000
f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Andre
a. First Name

Machado
b. Last Name

c. Organization

68 East Main Street
d. Street Address

Hopkinton
e. City/Town

MA
f. State

01748
g. Zip Code

508-816-4050
h. Phone Number

i. Fax Number

elianerocha45@gmail.com
j. Email Address

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

George
a. First Name

Youssef
b. Last Name

c. Organization

20 Old Connecticut Path
d. Street Address

Framingham
e. City/Town

MA
f. State

01701
g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Susan
a. First Name

McArthur
b. Last Name

McArthur Environmental Consulting, LLC
c. Company

57 Eaton Road
d. Street Address

Framingham
e. City/Town

MA
f. State

01701
g. Zip Code

508-904-6440
h. Phone Number

i. Fax Number

mcarthurenvironmental@gmail.com
j. Email address

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

\$750.00
a. Total Fee Paid

\$362.50
b. State Fee Paid

\$387.50
c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The project consists of closing in an open patio and adding a small addition on to an existing commercial building. Work is proposed within the 200-foot RA and BLSF within areas covered by pavement or concrete.

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 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

78356

c. Book

b. Certificate # (if registered land)

0462

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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| | |
|-----------------------------|-------|
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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. 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

- 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:**

August 2021
(MassGIS) _____

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

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*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage

- Assessor’s Map or right-of-way plan of site

- 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.



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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 - Bourne to Rhode Island border, and
the Cape & Islands:

North Shore - Plymouth to New Hampshire border:

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

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: 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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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

| | |
|-----------------------------|--|
| Provided by MassDEP: | |
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| Ashland | |
| City/Town | |

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 Site Plan

a. Plan Title

Applewood Survey Co., LLC

Terry Ryan, PLS

b. Prepared By

c. Signed and Stamped by

February 16, 2024

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:

238

12/13/2023

2. Municipal Check Number

3. Check date

240

12/13/2023

4. State Check Number

5. Check date

Andre Freitas

Machado

6. Payor name on check: First Name

7. Payor name on check: Last Name



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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

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



Massachusetts Department of Environmental Protection
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| | | | |
|---|----------------|---------|-----------|
| 1. Signature of Applicant | | 2. Date | 12/18/23 |
| 3. Signature of Property Owner (if different) | | 4. Date | 01-02-24 |
| 5. Signature of Representative (if any) | Susan McArthur | 6. Date | 12/9/2023 |

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.



Town of Ashland

MASSACHUSETTS

CONSERVATION COMMISSION

Applicant Checklist for NOI/ANRAD/ANOI

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

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

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



Figure 1 - Site Locus Map
6 Chestnut Street
Ashland, Massachusetts

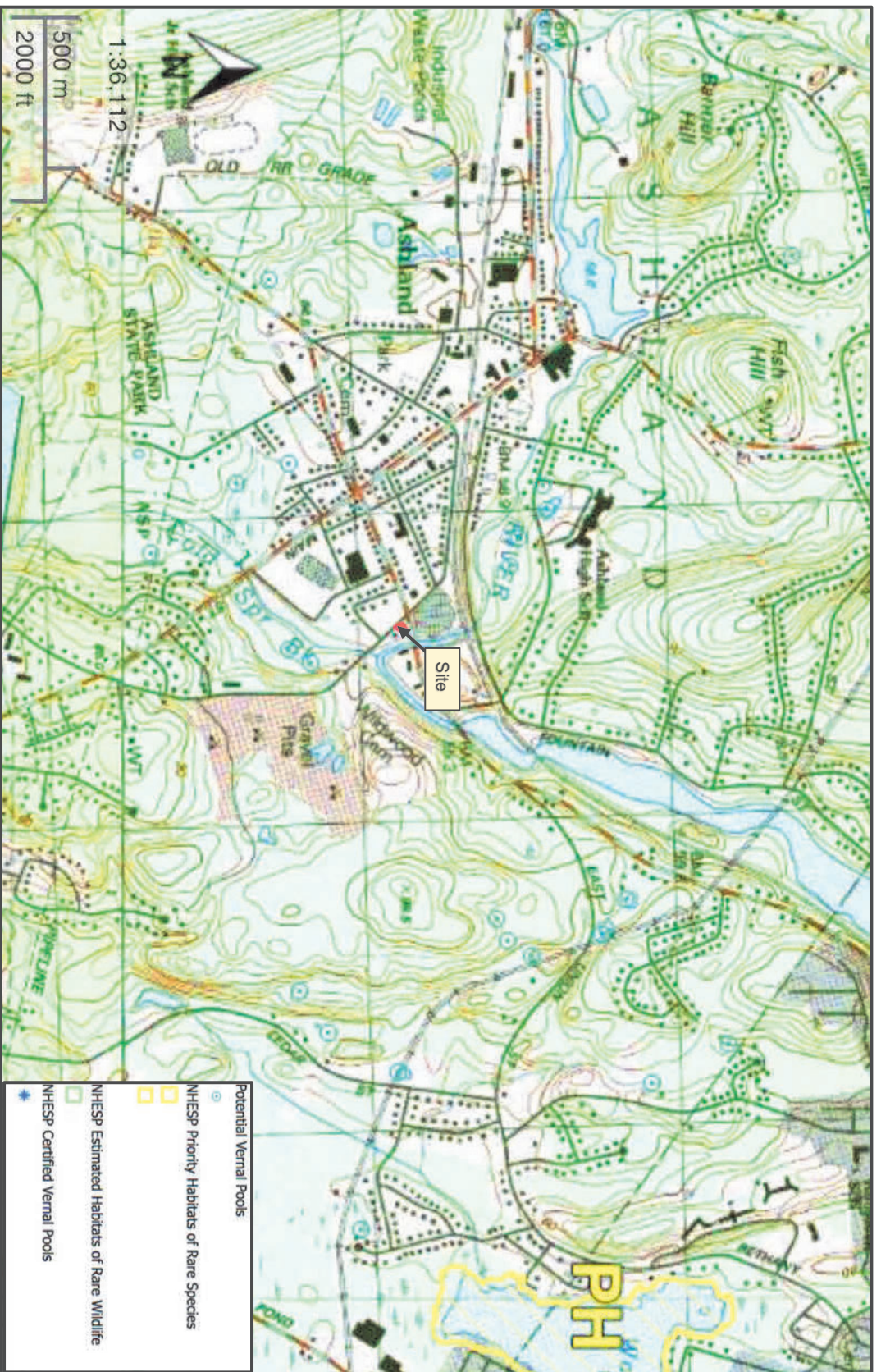


Figure 2 –Natural Heritage and Endangered Species Map
 6 Chestnut Street
 Ashland, Massachusetts

National Flood Hazard Layer FIRMette



Figure 3 - FEMA/FIRM Map

71°27'40"W 42°15'43"N



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

Legend

| | |
|--|--|
| | Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway |
|--|--|

| | |
|--|---|
| | 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 Zone X |
| | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | Area with Flood Risk due to Levee Zone D |

| | |
|--|--|
| | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | Effective LOMRs |
| | Area of Undetermined Flood Hazard Zone D |
| | Channel, Culvert, or Storm Sewer |
| | Levee, Dike, or Floodwall |

| | |
|--|---|
| | 20.2 Cross Sections with 1% Annual Chance |
| | 17.5 Water Surface Elevation |
| | 8 Coastal Transect |
| | Base Flood Elevation Line (BFE) |
| | Limit of Study |
| | Jurisdiction Boundary |
| | Coastal Transect Baseline |
| | Profile Baseline |
| | Hydrographic Feature |

| | |
|--|---------------------------|
| | 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 **11/3/2023 at 11:22 AM** 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.

71°27'3"W 42°15'16"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Introduction

This Notice of Intent is being filed under the Massachusetts Wetlands Protection Act (WPA) and the Town of Ashland's Wetlands Protection Bylaw (Chapter 280) for work proposed at 6 Chestnut Street in Ashland, Massachusetts. This is the site of the former Dairy Queen and the building has sat vacant since 2014. The proposed work consists of making improvements to the existing commercial building and parking lot. Work is proposed within the state regulated 200-foot Riverfront Area, Bordering Land Subject to Flooding, and the 100-foot buffer zone to Bank. The only work proposed within the locally regulated 25-foot No Disturb Zone is the removal of pavement and planting of native shrubs. All work will occur within previously disturbed areas covered by pavement or existing building.

Existing Conditions

The subject property is located at 6 Chestnut Street, in Ashland, Massachusetts (Figure 1). The property lies approximately 1.02 miles southwest of the Framingham municipal boundary and .55 miles southeast of the Ashland Town Hall on the corner of Chestnut Street and Union Street (Route 135). It is surrounded by a residential property to the south, commercial development to the north, a parking lot to the west, and the Sudbury River to the east. The parcel is listed on the Ashland Assessor's database as Parcel ID#0140140047400000. The 13,939 square foot lot contains a single-story commercial building built in 1965. The building is approximately 816 square feet in size with a 214 square foot front portico (roof overhang over a concrete pad) and is surrounded by a bituminous parking lot with striped parking spaces. There are two catch basins within the parking lot located near the intersection of Chestnut Street and Union Street. Stormwater runoff from the parking lot flows to these two points which connect to the town drainage within the roadway. Topography at the property is fairly level throughout the developed area of the lot. Beyond the paved parking lot, on the adjacent property, the terrain steeply slopes down to the river. There is a concrete retaining wall along the slope of the river which acts as a terrace.

On October 31, 2023, the Mean Annual High Water line of the Sudbury River adjacent to the subject property was delineated by a wetland scientist from McArthur Environmental Consulting, LLC with consecutively numbered blue survey flagging, MAHW1-100 to MAHW1-107. Vegetation along the embankment consists of red maple (*Acer rubrum*), silky dogwood (*Cornus amomum*), Japanese knotweed (*Polygonum cuspidatum*), fox grape (*Vitis labrusca*), and poison ivy (*Toxicodendron radicans*). No Bordering Vegetated Wetlands exist adjacent to the river in the vicinity of the subject property.

Under the Massachusetts Wetlands Protection Act (WPA), the following resource areas are regulated at the site and defined below:

Riverfront Area

As defined in 310 CMR 10.58(2), Riverfront Area is the area of land between a river's mean annual high-water line measured horizontally outward from the river and a parallel line located 200 feet away. Riverfront Area does not have a buffer zone.

Bordering Land Subject to Flooding (BLSF)

As defined in 310 CMR 10.57 (2) Bordering Land Subject to Flooding is "an area with low flat topography adjacent to and inundated by flood waters rising from creeks, rivers,

streams, ponds, or lakes. It extends from the banks of these waterways and water bodies; where a bordering vegetated wetland occurs, it extends from said wetland.”

According to the FEMA Flood Insurance Rate Maps for Ashland (Community Panel Number 25017C0514F dated 07/7/2014), the entire property lies within the 100-year floodplain within a Zone AE with a flood elevation of 178 feet.

Other environmental constraints were investigated using MassGIS. It was determined that there are no Priority Habitats of Rare Species, Estimated Habitats of Rare Wildlife or potential or certified vernal pools within the vicinity of the subject property. In addition, the property does not lie within mapped Outstanding Resource Waters or an Area of Critical Environmental Concern. The Sudbury River is not classified as a cold water fishery. According to the Natural Resource Conservation Service soils classification for Middlesex County, the soils at the property are mapped as Udorthents-Urban Land Complex (Map 656).

Proposed Project

The proposed project consists of enclosing the 214 square foot open portico on the north side of the building. Also, the west back side of the building contains a bump out 56.5 square foot storage area. The Applicant proposes to build an addition on both the north and south sides of the existing storage area at the same width to enclose the entire west side of the building. This equates to 383 square feet. This addition is within the 200-foot Riverfront Area and Bordering Land Subject to Flooding which lies entirely within existing pavement.

Flood volumes that will be displaced as a result of the project will equal 20.1 cubic feet. A flood compensation area and mitigation plantings are proposed at the front of the property near Union Street. See description below.

Mitigation Measures

Mitigation measures shall be incorporated into the project to mitigate for impacts to the 200-foot Riverfront Area and BLSF as a result of this project.

Erosion and Sedimentation Control Barrier

The project incorporates accepted erosion control practices to minimize and mitigate adverse impacts to the adjacent wetland during the project. Prior to any ground disturbance, an erosion control barrier consisting of compost filter tubes or equivalent will be installed at the downgradient limits of work. This erosion control barrier will prevent sediment from migrating to the adjacent stream. The barrier will be maintained until the site has been stabilized following the completion of the project. If necessary during construction of the landscape planting bed, silt sacks will be installed within the catch basins.

Flood Storage Compensation

Portions of the proposed addition lie within the 100-year flood elevation of 178 feet. Approximately 20.1 cubic feet of flood volume will be displaced as a result of this construction. To compensate for this fill, the Applicant is proposing to remove approximately 407 square feet of asphalt adjacent to Union Street, by removing parking spaces #18 and #19 as shown on the site plan. By removing this asphalt, it will create

101.7 cubic feet of flood storage volume. The area will be dug out and filled with soil and mulch to an elevation of 177.25 feet. Native landscape plantings will then be installed. These will consist of 7 azalea (*Rhododendron sp.*) and fetterbush (*Lyonia lucida*).

Vegetative Plantings

In addition to the plantings proposed within the flood storage mitigation area adjacent to Union Street, approximately 647 square feet of asphalt is proposed to be removed from the southeast portion of the paved lot, adjacent to the Sudbury River. This area will then be loamed and seeded with an erosion control seed mixture and approximately 6 arborvitae are proposed to be planted in this area which will provide food and nesting cover for wildlife.

Stormwater Manager Standards

No new impervious surface is being created as a result of the project. Approximately 647 square feet of pavement is proposed to be removed within the parking lot within the 200-foot Riverfront Area and the locally regulated 25-foot buffer zone. Under the Stormwater Standards, the project is considered a redevelopment because it involves the maintenance and improvement of the existing developed site.

Standard 1: No New Untreated Discharges

No new stormwater conveyance (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

No stormwater outfalls exist on the site and no new stormwater outfalls are proposed for the project.

Standard 2: Peak Rate Attenuation

Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development discharge rates.

The project results in a decrease in of approximately 1,054 square feet of asphalt being removed and replaced with native plants. Since there is a slight decrease in the overall impervious area and no change in the drainage patterns at the site, the peak discharge rate will be slightly reduced once the project is constructed.

Standard 3: Stormwater Recharge

Loss of annual recharge to groundwater shall be eliminated or minimized through the use of environmentally sensitive site design, low impact development techniques, stormwater management practices and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil types. This standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.

The purpose of this standard is to replenish groundwater base flows by ensuring that the infiltration volume of precipitation into the ground under post-development conditions is at least as much as the infiltration volume under pre-development conditions. Since there is no re-direction of stormwater to points at the site, the annual recharge from the post-development site approximates the annual recharge from pre-development conditions.

The precipitation that falls within the project site still reaches the same waterbody as under current conditions.

Standard 4: Water Quality

Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS). This standard is met when:

- a) Suitable practices for source control and pollution prevention are identified in a long-term pollution prevention plan, and thereafter are implemented and maintained;*
- b) Structural stormwater best management practices are sized to capture the required water quality volume determined in accordance with the Massachusetts Stormwater Handbook; and*
- c) Pretreatment is provided in accordance with the Massachusetts Stormwater Handbook.*

Due to site constraints, stormwater swales and detention basins are not practical nor possible within causing a loss of parking spaces within the parking lot, thus making it unsuitable for useage. Routine maintenance will be conducted by the property owner/tenant. This includes litter pick-up, maintenance of landscaped areas, snow and ice management, prohibition of illicit discharges, and spill prevention and response.

Standard 5: Land Uses with Higher Potential Pollutant Loads

For Land Uses with Higher Potential Pollutant Loads (LUHPPLs), source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practical. If through source control and/or pollution prevention of all LUHPPLs cannot be completely protected from exposure to rain, snow, snow melt, and stormwater runoff, the proponent shall use the specific structural stormwater BMPs determined by the Department to be suitable for such uses as provided in the Massachusetts Stormwater Handbook. Stormwater discharges from LUHPPLs shall also comply with the requirements of the Massachusetts Clean Waters Act, M.G.L. c.21, §§ 26-53 and the regulations promulgated thereunder at 314 CMR 2.00, 314 CMR 4.00 and 314 CMR 5.00.

This standard does not apply to the project as the proposed use of the site will not constitute a LUHPPL.

Standard 6: Critical Areas

Stormwater discharges within a Zone II or Interim Wellhead Protection Area of a public water supply and stormwater discharges near or to any other critical area require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas as provided in the Massachusetts Stormwater Handbook.

This standard does not apply as there are no Critical Areas within or near the project site.

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the Maximum Extent Practicable

A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.

The proposed project is a redevelopment project and has been designed to meet the standards to the maximum extent practicable.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Controls

A plan to control construction related impacts, including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.

The project has incorporated erosion and sediment controls as part of the redevelopment of the site. An erosion control barrier will be installed prior to any ground disturbance and shall remain in place throughout the duration of construction. The project is not subject to NPDES because less than an acre of ground disturbance is proposed.

Standard 9: Operation and Maintenance Plan

A Long Term Operation and Maintenance Plan (O&M) Plan shall be developed and implemented to ensure that stormwater management systems function as designed.

Long term maintenance shall be performed by the property owner and the tenant. This includes litter pick-up, maintenance of landscaped areas, snow and ice management, prohibition of illegal discharges, and spill prevention and response.

Standard 10: Prohibition of Illicit Discharges

All illicit discharges to the stormwater management system are prohibited.

The project site does not contain any known illicit connections. To the stormwater management system.

Regulatory Compliance

Riverfront Area

All projects proposed within Riverfront Area must conform with the standards cited at 310 CMR 10.58(4)(a) and (b) which state:

(a) **Protection of other Resource Areas**

The proposed work in Riverfront Area will also occur within Bordering Land Subject to Flooding. The project shall meet the performance standards for work in each resource area.

(b) **Protection of Rare Species**

As previously discussed in the Existing Conditions of this narrative, no priority habitats of rare species, estimated habitats of rare wildlife, or certified vernal pools occur on or in the vicinity of the project site.

Projects involving the redevelopment of previously disturbed Riverfront Area are specifically exempted from the requirements for an alternative analysis and no significant impact cited at 310 CMR 10.58(4)(c) and (d). Redevelopment projects must comply with the following additional standards cited under 310 10.58(5).

- a) *At a minimum, the proposed work [must] result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in (the Act).*

Proposed mitigation for the construction of the addition to the existing building consists of creating a planting bed near the intersection of Union Street and Chestnut Street as well as removing pavement and installing native arborvitae along the top of the bank of the Sudbury River just off the parking lot.

- b) *Stormwater management [must be] provided according to standards established by the Department.*

The proposed project does not propose any new impervious surface. The constructed addition will be within areas of existing pavement. The project shall utilize existing stormwater management at the site. Sections of existing parking lot are proposed to be removed and turned into planted with native species.

- c) *Within 200 foot riverfront areas, proposed work [must] not be located closer to the river than existing conditions or 100 feet, whichever is less.*

Work will not occur closer to the river. All redevelopment activities are located entirely within the limit of previously-disturbed Riverfront Area and do not encroach into non-altered areas. The only work within the Riverfront Area is the removal of asphalt and the planting of native species.

- d) *Proposed work, including expansion of existing structures, [must] be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 10.58(5)(f) or (g) (below).*

The project does not include the expansion of work into areas of non-disturbed Riverfront Area. All redevelopment activities will be located within previously developed areas either covered by asphalt or concrete. The only work closer to the river is the removal of asphalt and proposed mitigation plantings just off the existing paved parking lot.

- e) *The area of proposed work [must] not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g) (below).*

As stated above, all redevelopment components of the project are located within the limits of previously disturbed or degraded areas. The area of proposed work does not exceed the amount of degraded Riverfront Area on the site.

Bordering Land Subject to Flooding (BLSF)

Work in BLSF is limited to the installation of the addition to the west side of the existing building. This work will result in approximately 383 square feet of impacts to BLSF. In addition, it will impact the flood storage volume at elevation 178 feet. Approximately 20.1 cubic feet of flood storage volume will be displaced. A compensatory flood storage area is proposed at the front of the site near Union Street which will provide approximately 101.7 cubic feet of flood storage volume. According to 310 CMR 10.57(4)(a), work in BLSF shall conform with the following conditions.

1. *Compensatory storage shall be provided for all flood storage volume that will be lost as the result of a proposed project within Bordering Land Subject to Flooding, when in the judgement of the issuing authority said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows...*

Compensatory storage is proposed at the front of the property near Union Street to elevation 178 feet to compensate for impacts to the horizontal extend of flood waters during peak flows.

2. *Work within Bordering Land Subject to Flooding, including that work required to provide the above-specified compensatory storage, shall not restrict flows so as to cause an increase in flood stage or velocity.*

The work proposed within BLSF will not restrict flows as compensatory flood storage will be provided at the front of the property, near Union Street.

3. *Work in those portions of bordering land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions. Except for work which would adversely affect vernal pool habitat, a project or projects on a single lot, for which Notice(s) of Intent is filed on or after November 1, 1987, that (cumulatively) alter(s) up to 10% or 5,000 square feet (whichever is less) of land in this resource area found to be significant to the protection of wildlife habitat, shall not be deemed to impair its threshold, or altering vernal pool habitat, may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures contained in 310 CMR 10.60.*

As indicated in 310 CMR 10.57(1)(a)3, portions of BLSF that have been extensively altered by human activity do not provide important wildlife functions. The areas of proposed activities are either covered currently by asphalt or concrete.

Work in BLSF must also comply with 310 CMR 10.57(4)(c) which requires:

- (c) *No project may be permitted which will have any adverse effect on specified wildlife habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59.*

No wildlife habitat sites of rare vertebrate or invertebrate species are found on the project site.

Summary

This Notice of Intent has been filed with the Ashland Conservation Commission for the proposed construction of an addition to an existing commercial property at 6 Chestnut Street in Ashland, Massachusetts for work within the 200-foot Riverfront Area to the Sudbury River, the 100-foot buffer zone to Bank, and within Bordering Land Subject to Flooding. The proposed work is entirely within existing paved areas. Erosion controls will be installed prior to any ground disturbance. Mitigation measures will be implemented to offset any adverse impacts as a result of work within jurisdictional areas. This includes the creation of a compensatory flood storage area, planting beds, the removal of asphalt, and the planting of native shrubs at the top of the Bank of the Sudbury River.

The Applicant requests that the Ashland Conservation Commission find that this project will not adversely impact the adjacent wetland and issue an Order of Conditions for work to proceed as described in this narrative and as shown on the accompanying plan.



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:

| | |
|-------------------|---------------|
| 6 Chestnut Street | Ashland |
| a. Street Address | b. City/Town |
| 240 | \$362.50 |
| c. Check number | d. Fee amount |

2. Applicant Mailing Address:

| | | |
|---------------------|-------------------------|------------------|
| Andre | Machado | |
| a. First Name | b. Last Name | |
| c. Organization | | |
| 68 East Main Street | | |
| d. Mailing Address | | |
| Hopkinton | MA | 01748 |
| e. City/Town | f. State | g. Zip Code |
| 508-816-4050 | elianerocha45@gmail.com | |
| h. Phone Number | i. Fax Number | j. Email Address |

3. Property Owner (if different):

| | | |
|-------------------------|--------------|-------------|
| George | Youssef | |
| a. First Name | b. Last Name | |
| c. Organization | | |
| 20 Old Connecticut Path | | |
| d. Mailing Address | | |
| Framingham | MA | 01701 |
| 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 |
|----------------------------------|-----------------------------|--------------------------------|------------------------------|
| Category 2.j. | \$500 x 1.5 | 1 | \$750.00 |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| Step 5/Total Project Fee: | | | \$750.00 |

Step 6/Fee Payments:

| | |
|--------------------------------|--------------------------------------|
| Total Project Fee: | \$750.00 |
| State share of filing Fee: | \$362.50 |
| City/Town share of filing Fee: | \$387.50 |
| | 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 \$110.00 _____
This includes pools, additions, etc.

C2: Construction of Single Family House, Crossings for Driveways, etc. \$500.00 _____

C3: Commercial Building, Road Construction, etc. \$1050.00 1 _____

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 _____ *\$2= _____
Includes boundary delineations for vegetated wetlands as part of a permit application (ANRAD/ RDA with delineations/ NOI with delineations)
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)** \$ \$387.50

Local Filing Fee Calculated Above (Check No.2) \$ \$1,050.00

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

TOTAL Due DEP (Check No. 3) \$ \$362.50

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.

ANDRE FREITAS MACHADO
68 E MAIN ST
HOPKINTON, MA 01748-1239

238

53-13/110 MA
26544

12/13/23 Date

Pay to the
order of

TOWN OF ASHLAND \$ 387,50 =
THREE HUNDRED AND EIGHTY SEVEN ⁵⁰/₁₀₀ Dollars

BANK OF AMERICA

ACH R/T 011000138

For

Andre Freitas Machado

Photo
Safe
Deposit®
Details on back

PRIDE IN AMERICA®

ANDRE FREITAS MACHADO
68 E MAIN ST
HOPKINTON, MA 01748-1239

240

53-13/110 MA
26544

12/13/23 Date

Pay to the
order of

COMMONWEALTH OF MASSACHUSETTS \$ 362,50 =
THREE HUNDRED AND SIXTY TWO ⁵⁰/₁₀₀ Dollars

BANK OF AMERICA

ACH R/T 011000138

For

Andre Freitas Machado

Photo
Safe
Deposit®
Details on back

PRIDE IN AMERICA®

ANDRE FREITAS MACHADO
68 E MAIN ST
HOPKINTON, MA 01748-1239

239

53-13/110 MA
26544

12/13/23 Date

Pay to the
order of

TOWN OF ASHLAND \$ 1050,00 =
ONE THOUSAND AND FIFTY ⁰⁰/₁₀₀ Dollars

BANK OF AMERICA

ACH R/T 011000138

For

Andre Freitas Machado

Photo
Safe
Deposit®
Details on back

Handled Clerk's



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 Andre Machado

The proposed project is located at 6 Chestnut Street
in Ashland, Massachusetts. The proposed project is:

constructing an addition on the east side of the existing building

within the 200-foot Riverfront Area and Bordering Land Subject to Flooding.

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, March 25, 2025, 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.

AFFIDAVIT OF SERVICE

I, Susan McArthur, hereby certify under the pains and penalties of perjury that by March 15, 2024, notification will be given to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 30, and the DEP Guide to Abutter Notification dated April 8, 1994 in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act and the Town of Ashland Wetland Bylaw by McArthur Environmental Consulting, LLC on behalf of Andre Machado with the Town of Ashland Conservation Commission on March 8, 2024 for property located at 6 Chestnut Street in Ashland, Massachusetts.

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

Susan McArthur
Signature

March 8, 2024
Date

November 15, 2023

To The Conservation Commission
6 Chestnut Street
GBG Realty Holding, LLC
Attention: To Map 14 Parcel 474

| PARCEL ID | PARCEL LOCATION | OWNER NAME 1 | OWNER NAME 2 | MAILING ADDRESS | CITY/TOWN | STATE | ZIP |
|-----------------------|-----------------|--|------------------------------------|-----------------------|-------------|-------|-------|
| 014/014-0-0010-0000-0 | 71 UNION ST | ENGLISH-ASHLAND CONG OF JEHOVAHS WITNESS | ASHLAND MA INC | 71 UNION ST | ASHLAND | MA | 01721 |
| 014/014-0-0011-0000-0 | 200 HOMER AVE | FURT LLC | | 1626 WORCESTER RD | FRAMMINGHAM | MA | 01702 |
| 014/014-0-0466-0000-0 | 0 UNION ST | FURT LLC | | 1526 WORCESTER RD | FRAMMINGHAM | MA | 01702 |
| 014/014-0-0467-0000-0 | 0 CHESTNUT ST | FURT LLC | | 1526 WORCESTER RD | FRAMMINGHAM | MA | 01702 |
| 014/014-0-0468-0000-0 | 11 CHESTNUT ST | CONNOLLY JOSEPH E | TRUSTEE OF CHESTNUT-BROOK REALTY T | 609 MAIN ST PO BOX 84 | WALPOLE | MA | 02081 |
| 014/014-0-0469-0000-0 | 13 CHESTNUT ST | CONNOLLY JOSEPH E | TRUSTEE OF CHESTNUT-BROOK REALTY T | 309 MAIN ST PO BOX 84 | WALPOLE | MA | 02081 |
| 014/014-0-0475-0000-0 | 10 CHESTNUT ST | YANG KENNETH | | 7 BLOSSOM CIRCLE | NATICK | MA | 01760 |
| 014/014-0-0477-0000-0 | 76 CHESTNUT ST | TOWN OF ASHLAND | WILWOOD CEMETERY | 101 MAIN ST | ASHLAND | MA | 01721 |
| 014/014-0-0478-0000-1 | 76 UNION ST | HLC PROPERTIES LLC | TRUSTEES OF R&B REALTY TRUST | 39 ALSTON CIRCLE | MILFORD | MA | 01757 |
| 014/014-0-0478-0000-2 | 78 UNION ST | KARLAN FREDERICK L & ROBERT D | | 3 STABLE WAY | MEDWAY | MA | 02053 |

The above reflects the best information available on our records.


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

Date: 11/15/23

10 parcels/sectors



Photo #1: View of the existing building. Note the storage unit on the side of the building where an addition is proposed to tie into this area.



Photo #2: Photo looking at existing building with Chestnut Street at the left of the building and Union Street to the right..

Site Photographs:

6 Chestnut Street

Ashland, MA

Photos taken: October 31, 2023

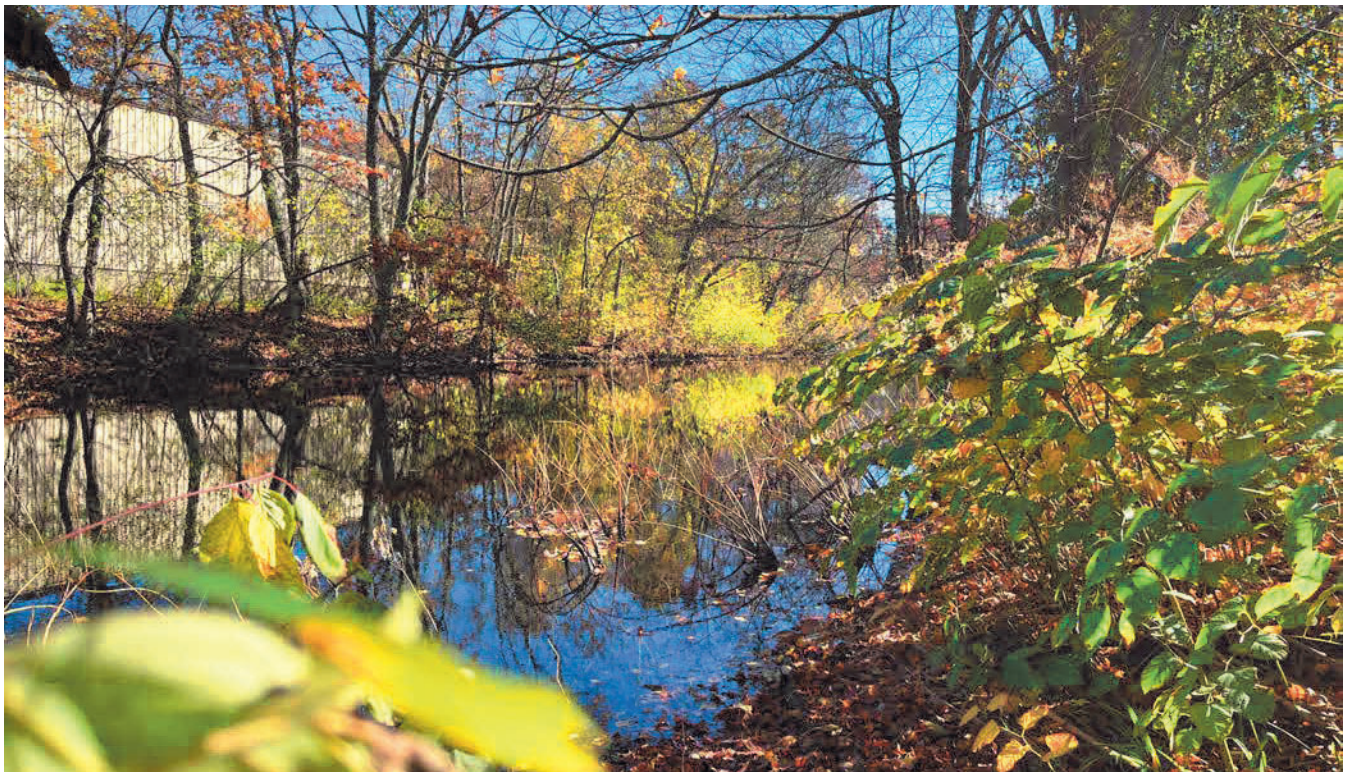


Photo #3: View of the Sudbury River and an industrial building across the stream from the subject property.

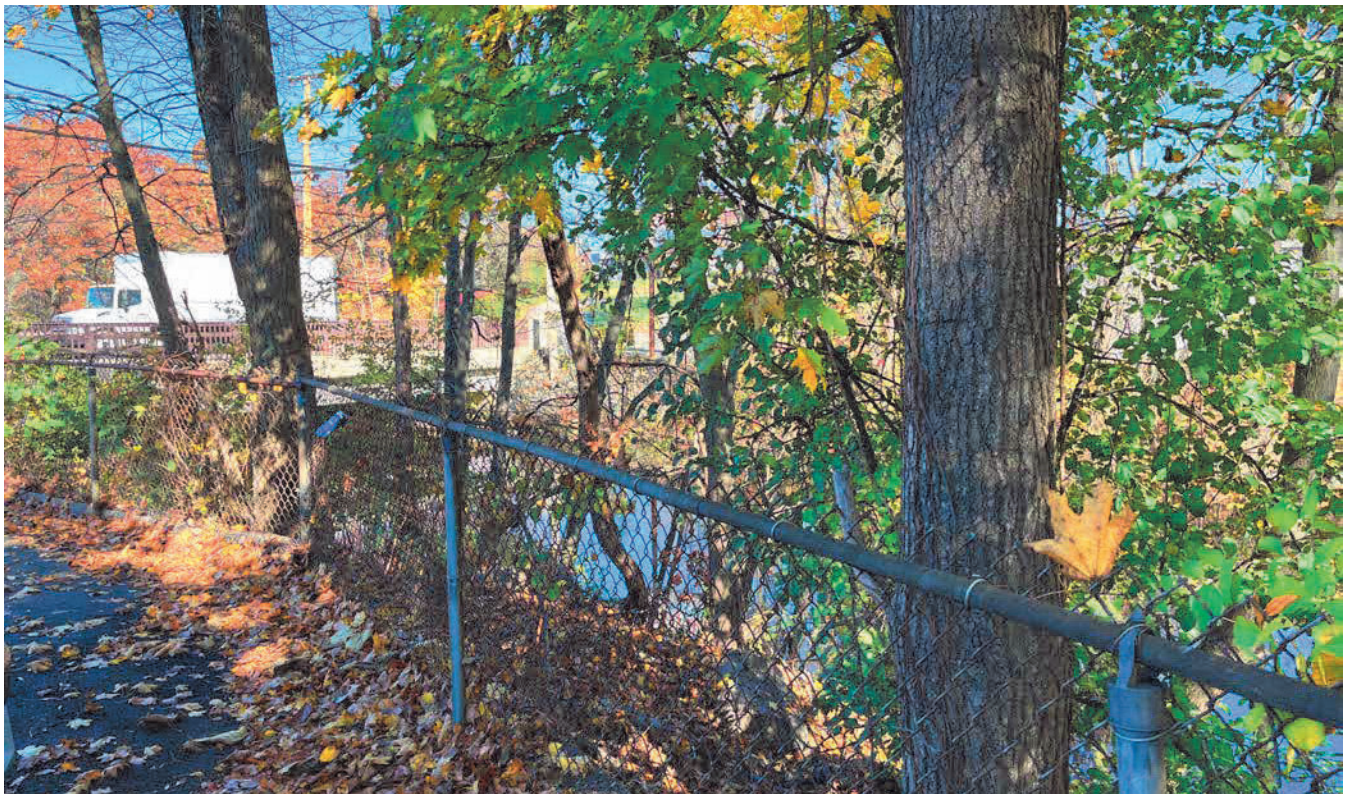


Photo #4: View of the existing parking lot surrounded by chainlink fence at the top of the embankment to the Sudbury River.

Site Photographs:

6 Chestnut Street

Ashland, MA

Photos taken: October 31, 2023