



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):

4 Loring Drive	Ashland	01721
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.231695	-71.462925
	d. Latitude	e. Longitude
28	15	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

Leonardo	Fiorello	
a. First Name	b. Last Name	
c. Organization		
4 Loring Drive		
d. Street Address		
Ashland	MA	01721
e. City/Town	f. State	g. Zip Code
508-789-2042	lenfiore@gmail.com	
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):

Mandy	Hicks	
a. First Name	b. Last Name	
Guaranteed Builders & Developers Inc.		
c. Company		
14 West Street		
d. Street Address		
Douglas	MA	01516
e. City/Town	f. State	g. Zip Code
508-476-1500	mhicks@gbiavis.com	
h. Phone Number	i. Fax Number	j. Email address

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

\$110.00	\$42.50	\$67.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Excavation, foundation and erect a 30x35 residential detached garage. Along with associated site work.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Middlesex

a. County

71659

c. Book

b. Certificate # (if registered land)

431

d. Page Number

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

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

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



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

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
	1. square feet _____	
e. <input type="checkbox"/> Isolated Land Subject to Flooding	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
	1. square feet _____	
	3. cubic feet replaced _____	
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland _____	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete Section B.2.f. above.



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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____	
	2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of BVW _____	b. square feet of Salt Marsh _____
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings _____	b. number of replacement stream crossings _____



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- 1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No

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

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

7/23/24

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

- 1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

- 2. Assessor's Map or right-of-way plan of site

- 2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

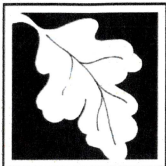
(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

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

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



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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:

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

North Shore - Plymouth 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

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)

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

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

D. Additional Information

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

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

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

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



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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

4 Loring Drive Ashland, Mass 01721

a. Plan Title

Guaranteed Builders & Developers Inc.

David Teachout

b. Prepared By

6/26/24

c. Signed and Stamped by

1" = 30'

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:

2156

7/22/24

2. Municipal Check Number

3. Check date

2155

7/22/24

4. State Check Number

5. Check date

Guaranteed Builders & Dev. Inc

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.

	Jul 24, 2024
1 Signature of Applicant	2 Date
3 Signature of Property Owner (if different)	4 Date
5 Signature of Representative (if any)	6 Date

Leonardo Fiorello *7/24/24*

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.

Signature: 
Leonardo Fiorello (Jul 24, 2024 14:39 EDT)

Email: lenfiore@gmail.com







DOC325

Final Audit Report

2024-07-24

Created:	2024-07-22
By:	Mandy Hicks (mhicks@gbivis.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAlo25TZ7JOT_POZXoUngbuspt26y21QDe

"DOC325" History

-  Document created by Mandy Hicks (mhicks@gbivis.com)
2024-07-22 - 4:09:19 PM GMT
-  Document emailed to lenfiore@gmail.com for signature
2024-07-22 - 4:09:47 PM GMT
-  Email viewed by lenfiore@gmail.com
2024-07-22 - 9:24:57 PM GMT
-  Signer lenfiore@gmail.com entered name at signing as Leonardo Fiorello
2024-07-24 - 6:39:53 PM GMT
-  Document e-signed by Leonardo Fiorello (lenfiore@gmail.com)
Signature Date: 2024-07-24 - 6:39:55 PM GMT - Time Source: server
-  Agreement completed.
2024-07-24 - 6:39:55 PM GMT



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:

4 Loring Drive	Ashland
a. Street Address	b. City/Town
2155	\$42.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Leonardo	Fiorello	
a. First Name	b. Last Name	
c. Organization		
4 Loring Drive		
d. Mailing Address		
Ashland	MA	01721
e. City/Town	f. State	g. Zip Code
508-789-2042	lenfiore@gmail.com	
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
h. Phone Number	i. Fax Number	j. Email Address

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

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.



Town Of Ashland
Conservation Commission
101 Main Street Ashland, MA 01721

RE: Conservation Narrative
4 Loring Drive
Zone: RA

To whom it may concern.

We are filing a Notice of Intent for proposed work at 4 Loring Drive. Our client has proposed the construction of a detached 30'x35' residential garage along with associated site work within the 100' buffer zone. Currently, the existing lot is a flat area of mowed grass. Erosion control will be installed in the construction area to prevent run off towards the wetlands. The structure will be built outside of the 25' no disturb zone. The proposed garage is 34' from the edge of the wetlands. The existing residential lot is 30,002 square feet, existing building coverage is 6.1% proposed coverage is 9.7%.

Respectfully,

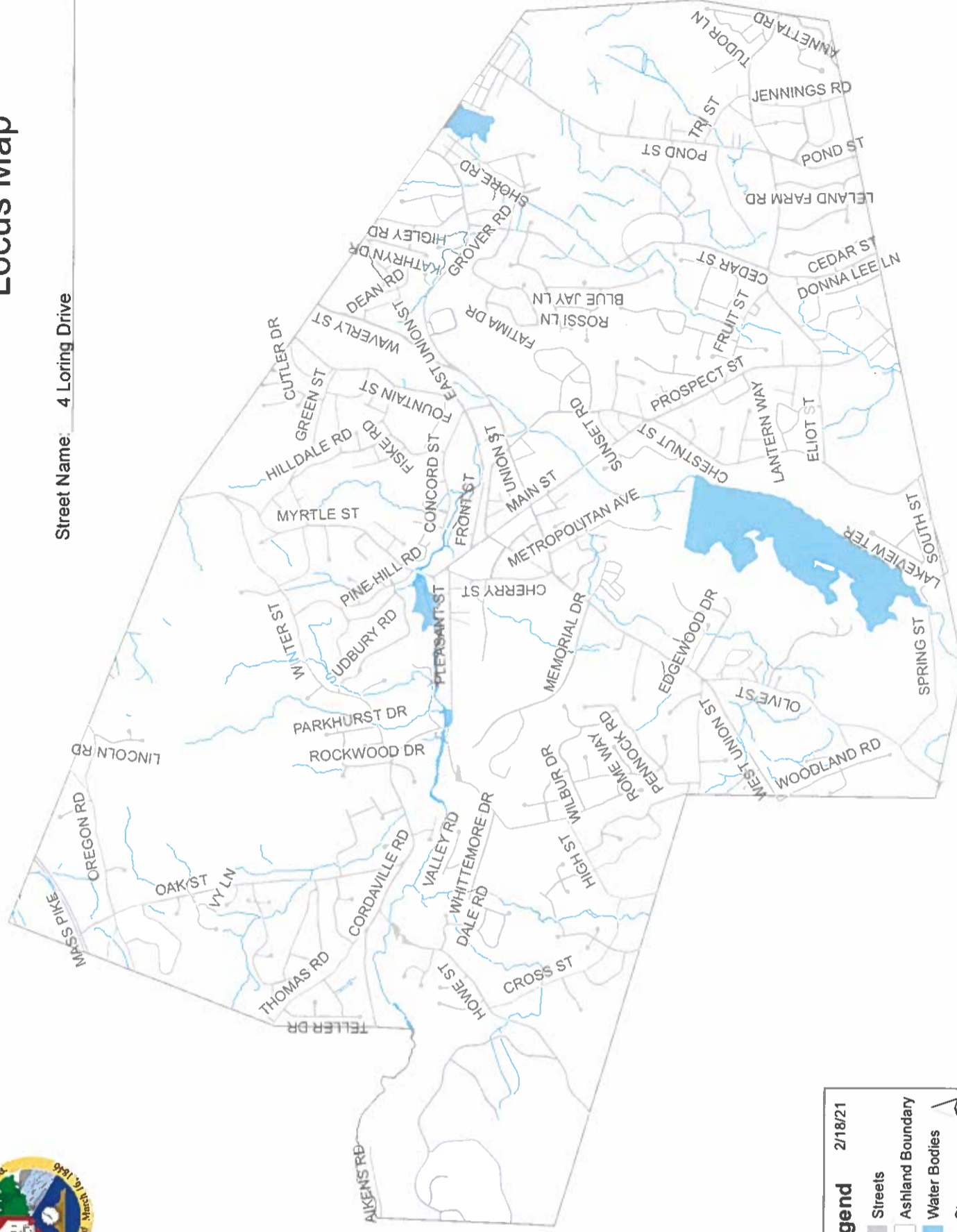
Mandy Hicks – GBI Representative

MODELS: 138 MAIN STREET • E. DOUGLAS, MA 01516

HOURS: MONDAY - FRIDAY: 10AM - 6PM • WEEKENDS: 10AM-4PM

Locus Map

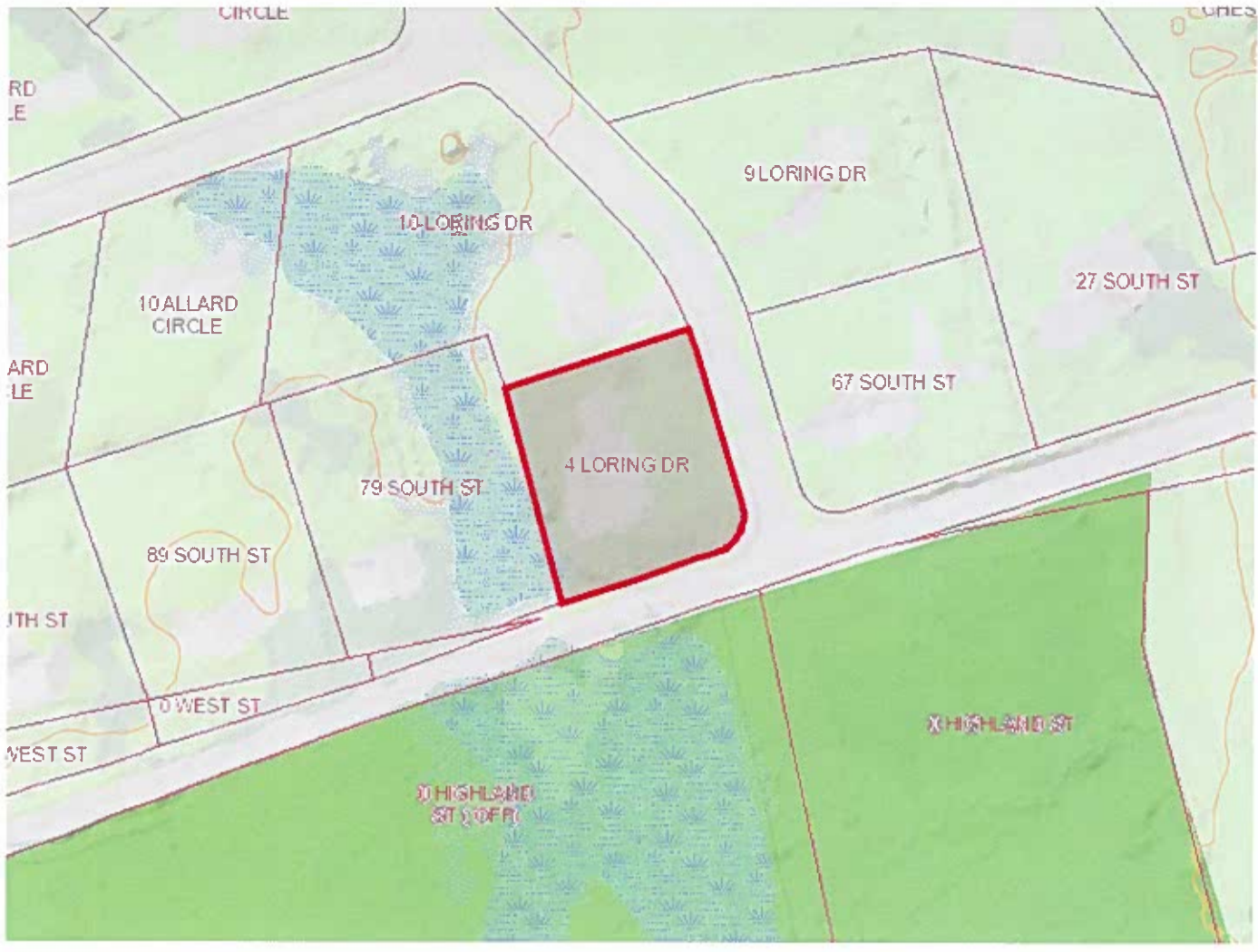
Street Name: 4 Loring Drive



Legend 2/18/21

- Streets
- Ashland Boundary
- Water Bodies
- Streams



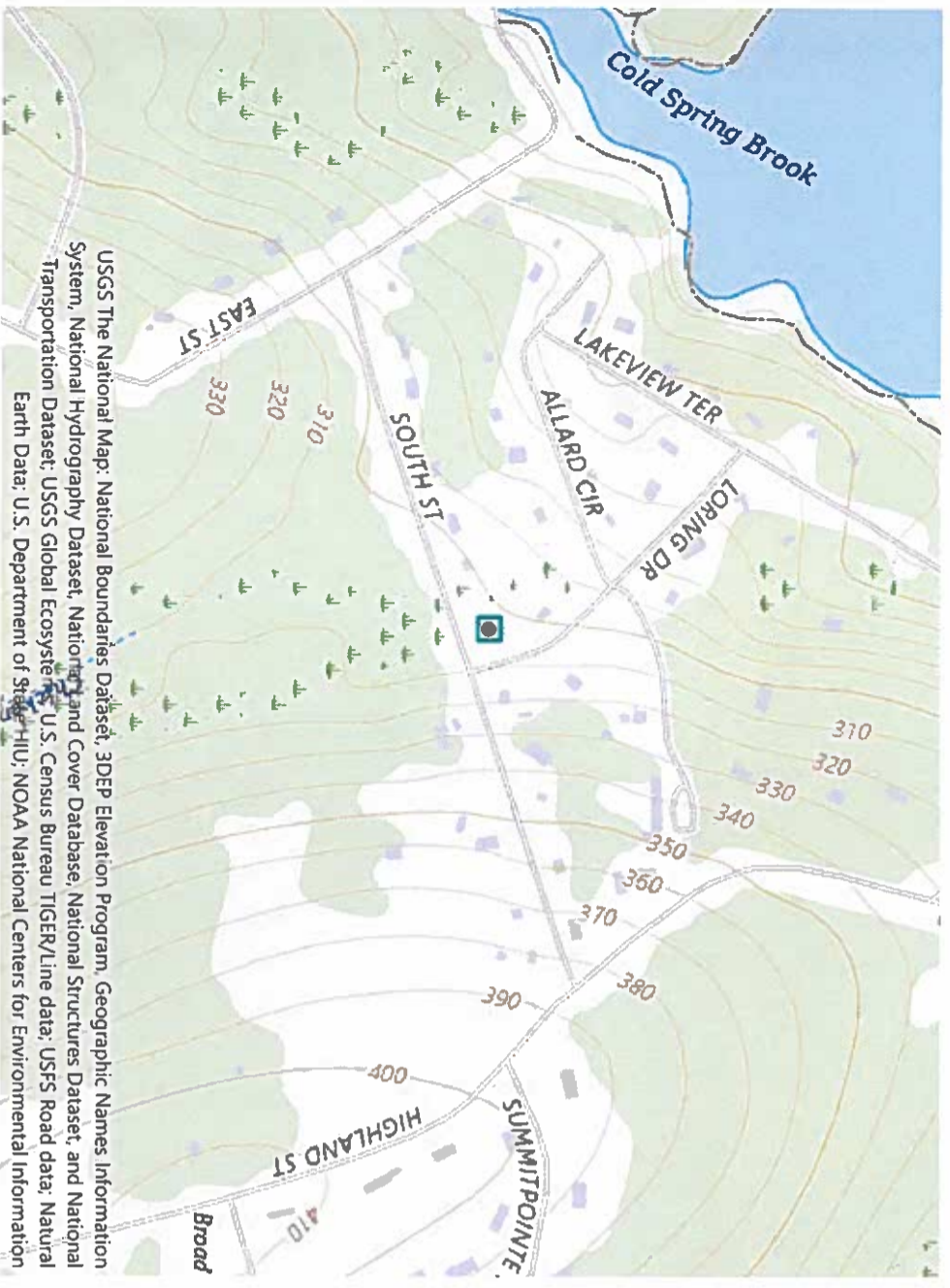




06/27/2015



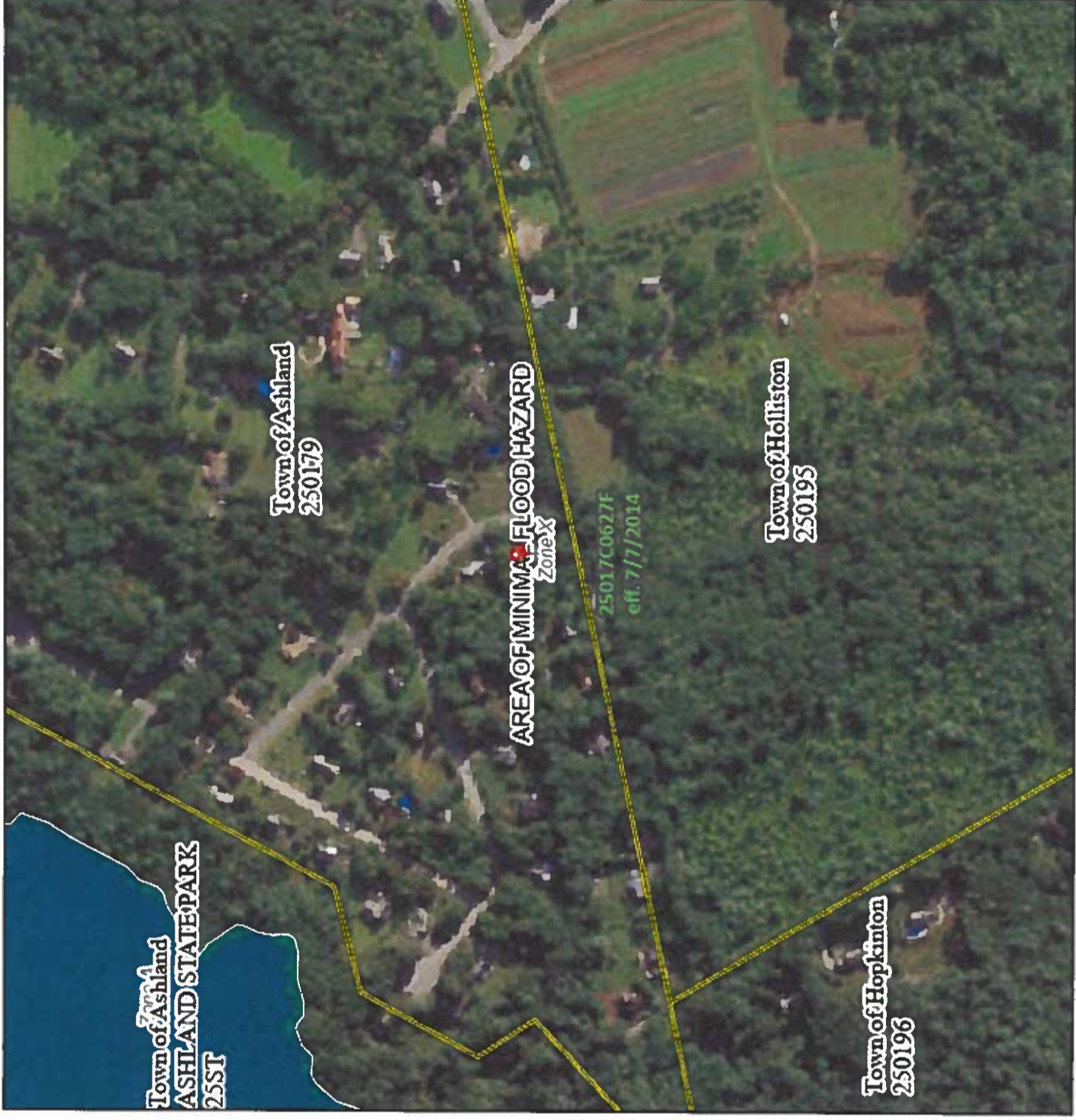
06/27/2015



National Flood Hazard Layer FIRMette



71°28'5"W 42°14'7"N



71°27'28"W 42°13'41"N

Legend

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

SPECIAL FLOOD HAZARD AREAS

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

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone D)
- 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)

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard (Zone X)
- Effective LOMRS
- Area of Undetermined Flood Hazard (Zone X)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

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

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

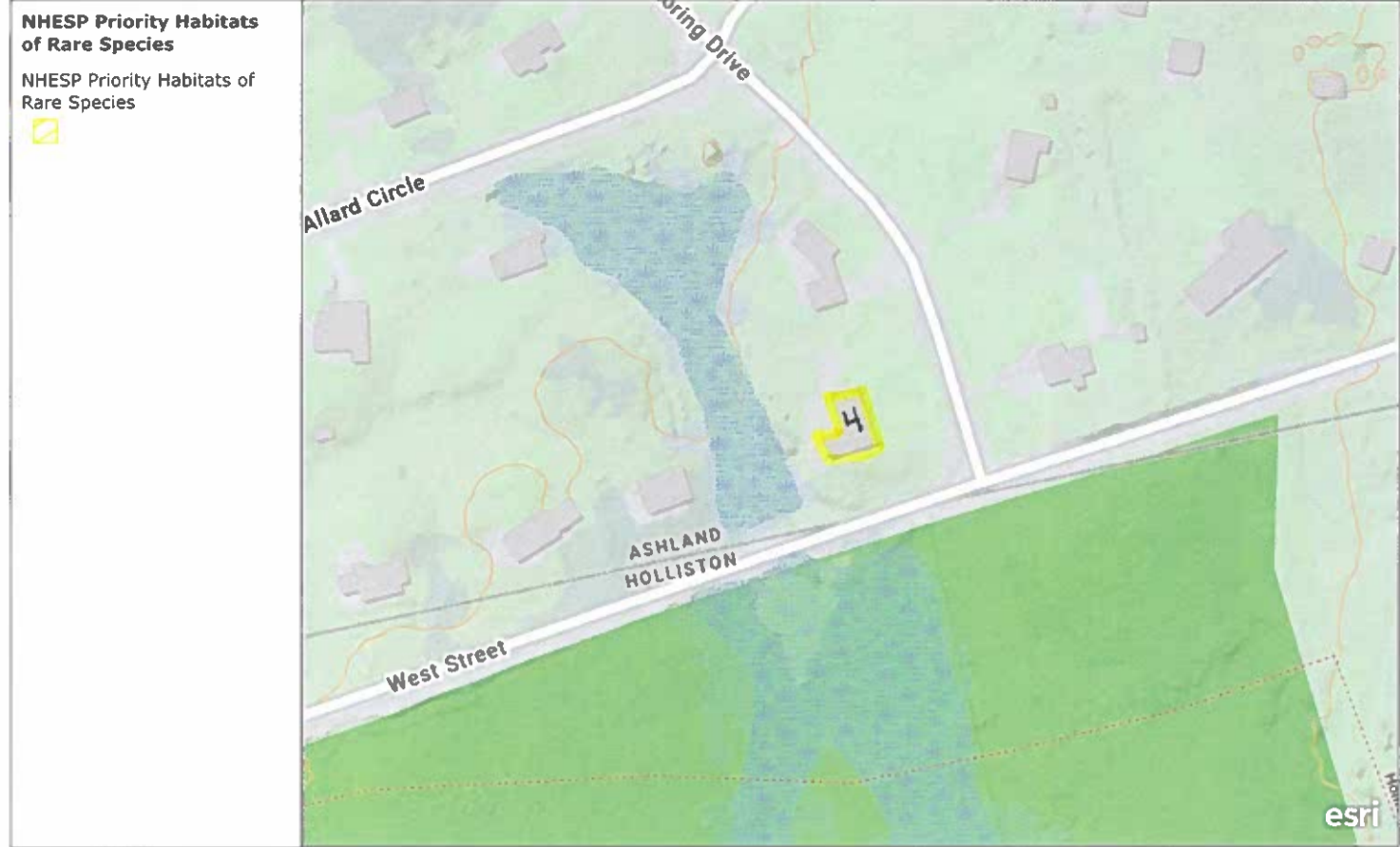
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/12/2024 at 10:33 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.

NHESP Priority Habitats of Rare Species



Areas delineated as Priority Habitats in Massachusetts are protected and can include wetlands, uplands, and marine habitats. Published as a map service by MassGIS.

MassGIS | MassGIS, NHESP

Guaranteed Builders, Inc.
14 WEST STREET
EAST DOUGLAS, MASSACHUSETTS 01516
PH. 508.476.1500

53-7237/2113
2155

PAY Forty two $\frac{50}{100}$ DOLLARS

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	CHECK AMOUNT
7-22-24	Commonwealth of Massachusetts 4 Loring Drive - NOI	State fee	2155	\$ 42.50

UNIBANK

R

Guaranteed Builders, Inc.
14 WEST STREET
EAST DOUGLAS, MASSACHUSETTS 01516
PH. 508.476.1500

53-7237/2113
2156

PAY Sixty seven $\frac{50}{100}$ DOLLARS

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	CHECK AMOUNT
7-22-24	Town of Ashland 4 Loring Drive - NOI	Town fee	2156	\$ 67.50

UNIBANK

R

Guaranteed Builders, Inc.
14 WEST STREET
EAST DOUGLAS, MASSACHUSETTS 01516
PH. 508.476.1500

53-7237/2113
2157

PAY One hundred and ten ^{TX} ~~00~~ DOLLARS

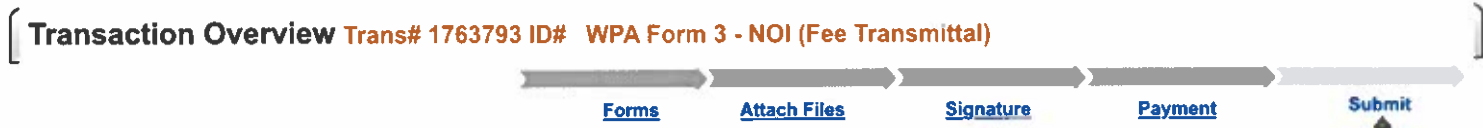
CHECK AMOUNT Amount Protected by FDIC

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	CHECK AMOUNT
7-22-24	Town of Ashland	local bylaw fee	2157	\$ 110 ⁰⁰

4 Loring Drive -
Concom fee

UNIBANK

R. E.



Review and Submit your Transaction

[Exit](#)

[Submit](#)

Please review your transaction. If you are satisfied, scroll down and click submit.

An email confirmation will be automatically sent to the owner of this account at office@gbiavis.com

If you would like to send this confirmation to others please enter their address below separated by a semicolon;

DEP Transaction ID: 1763793
Date and Time Submitted: 07/25/2024 10:01:03
Other Email :

Form Name: WPA Form 3 - NOI

Project Location

City/Town Name: ASHLAND

location: 4 LORING DRIVE

General Description: EXCAVATION, FOUNDATION AND ERECT A 30X35 RESIDENTIAL DETACHED GARAGE. WITHIN THE 100' BUFFER ZONE. ALONG WITH ASSOCIATED SITE WORK.

Applicant Information

Name: LEONARD FIORELLO

Company

Address: 4 LORING DRIVE, ASHLAND, MA, 01721

Payment Information

Your fee for the state share is \$: 42.50

If you have paid by credit card or ACH, thank you for your payment. If you are paying by check or money order, please send your check (payable to the Commonwealth of Massachusetts) to MassDEP, Box 4062, Boston, MA 02211

Additional Forms Submitted

✔ WPA Form 3 - NOI (Fee Transmittal)(ONLINE ONLY)

Ancillary Document Uploaded/Mailed

DOC332

DOC333

DOC334

DOC335

DOC336

July 18, 2024

To The Conservation Commission
4 Loring Drive
Leonardo D Amy L Fiorello
Trustees of the Fiorello Living Trust
Abutters To Map 28 Parcel 15

PARCEL ID	PARCEL LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
014/028.0-0014-0000.0	79 SOUTH ST	LE VU VAN	DAO HUYNH LE	79 SOUTH ST	ASHLAND	MA	01721
014/028.0-0016-0000.0	10 LORING DR	CHAMORRO LINDSEY E & ANDRES III	TRUSTEES OF THE CHAMORRO TRUST	10 LORING DR	ASHLAND	MA	01721
014/028.0-0046-0000.0	9 LORING DR	OBRIEN ROBERT		9 LORING DR	ASHLAND	MA	01721
014/028.0-0047-0000.0	67 SOUTH ST	LOLOS JOHN	TRUSTEE OF THE LOLOS IRREVOCABLE T	67 SOUTH ST	ASHLAND	MA	01721

The above reflects the latest information available on our records.



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

7/19/24
Date

JOB NUMBER: 17.2024
SHEET NO. TITLE
DATE: 06/26/2024



30'-0" x 35'-0" CARRIAGE HOUSE GARAGE

BY

GBI

Guaranteed Builders, Inc.

14 WEST STREET, DOUGLAS MA. 01516
Phone: (508) 476-1500

FOR

30' x 35' CARRIAGE GARAGE
4 LORING DR, ASHLAND, MA 01721

1. BUILDER

A. NAME GBI
B. ADDRESS 14 WEST STREET, DOUGLAS, MA 01516
C. MANUFACTURING PLANT ADDRESS: 14 WEST STREET DOUGLAS, MA 01516

3. BUILDING INFORMATION:

A. PROJECT NAME AND BUILDING LOCATION
LEONARDO FIORELLO
4 LORING DRIVE
ASHLAND, MA 01721
TEL. 508-785-2042
B. AREA OF BUILDING: 1050 Sq. Ft.
C. AMOUNT OF ENCLOSED SPACE 1639
D. HEIGHT OF BUILDING ABOVE GRADE
1. STORIES: 2
2. FEET 27'-8"

2. INDEX OF DRAWINGS & PERMITS INFORMATION SHEETS ARE AS FOLLOWS

TITLE PAGE	DWG DATE	6/25/24
A-1 FOUNDATION PLAN	DWG DATE	6/25/24
A-2 FLOOR PLAN	DWG DATE	6/25/24
A-3 FRONT ELEVATION	DWG DATE	6/25/24
A-4 REAR ELEVATION	DWG DATE	6/25/24
A-5 LEFT & RIGHT ELEVATIONS	DWG DATE	6/25/24
A-6 CROSS SECTION DETAIL	DWG DATE	6/25/24
A-7 SHEAR WALL DETAIL	DWG DATE	6/25/24

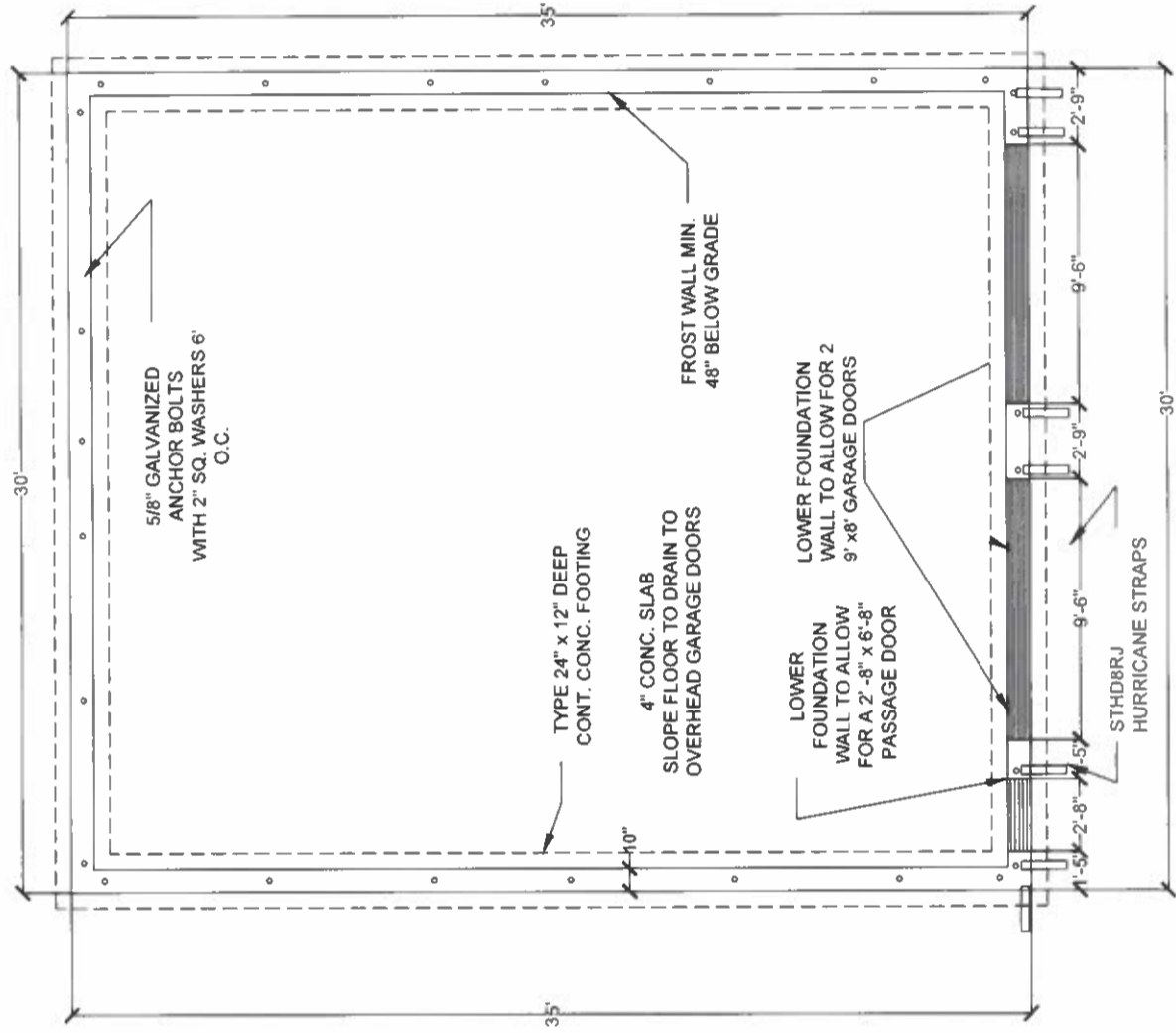
NUMBER OF SHEETS IN EACH SET 8

FOR STATE USE ONLY	P.E.	TPA
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E. BUILDING DESIGN LIVE LOADS:
1. CEILING DEAD LOAD 10 PSF
2. ROOF 50 PSF
3. BOTTOM CHORD LIVE LOAD 10 PSF
4. CONCRETE FLOOR 3500 PSI

F. WIND: ASCE 7-02; 110MPH; TCDF=6.0 PSF; BCDL=6.0 PSF; H=25FT.; CAT II; EXP. B; ENCLOSED; MWFRS (LOW RISE); GABLE END ZONE AND C-C EXTERIOR (2) 0-10-0 TO 2-2-0; INTERIOR (1) 2-2-0 TO 9-0-0; EXTERIOR (2) 9-0-0 TO 12-0-0; INTERIOR (1) 15-0-0 TO 21-10-0 ZONE; CANTILEVER LEFT AND RIGHT EXPOSED; END VERTICAL LEFT AND RIGHT EXPOSED; C-C FOR MEMBERS AND FORCES & MWFRS FOR REACTIONS SHOWN; LUMBER DOL=1.6 PLATE GRIP DOL=1.6


		APPROVAL STAMP	
		DATE	
DRAWN BY	JRM	DATE	6/25/24
APPROVED BY		DATE	
PROJECT NOS.		GBI MODEL / SIZE	
		Carriage Garage	
No.	Revision/Notes	Date	
GUARANTEED BUILDERS INC. 14 WHY STREET E. DORSET, MA 01928 TEL: (508) 478-1392 FAX: (508) 478-1392			
175 WASHINGTON STREET FLORENCE, MA 01735 TEL: (508) 478-1392			
#17-2024 6/25/24		A-1	

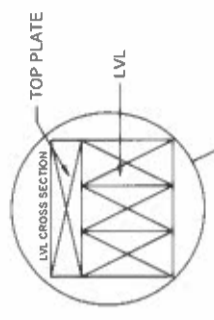


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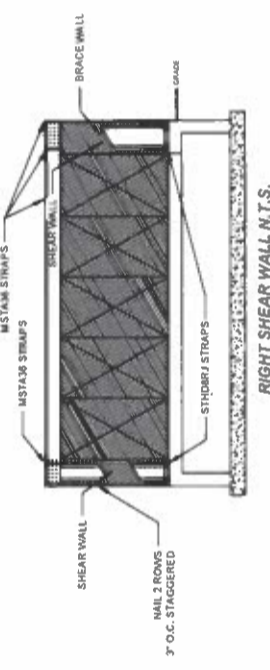
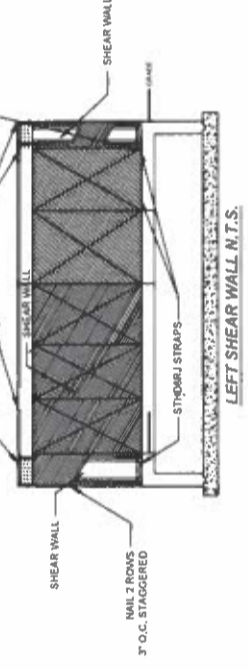
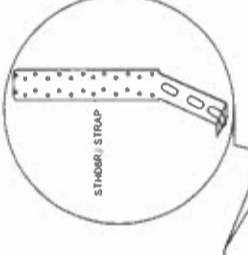
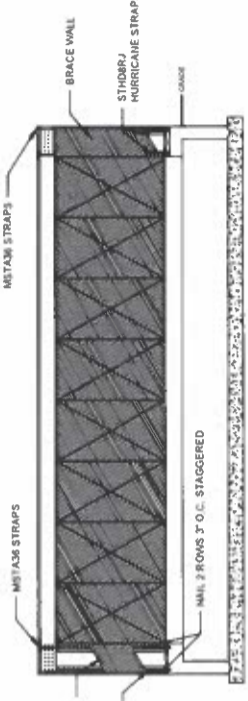
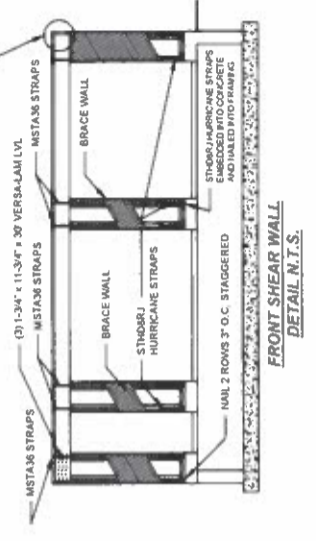
FOUNDATION PLAN

USER REVDATE FRAME

	APPROVAL STAMP	DATE 6/25/24																														
	APPROVED BY	DATE																														
PROJECT NO'S	GIB MODEL / SIZE																															
Carriage Garage																																
<table border="1"> <tr><td>No.</td><td>Revision/Issue</td><td>Date</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>			No.	Revision/Issue	Date																											
No.	Revision/Issue	Date																														
The Firm and Office: GUARANTEED BUILDERS INC. 110 W. MAIN ST. E. DORSETT, MA 01928 TEL: (508) 764-1300 FAX: (508) 764-1302																																
Other Firm Name and Address: GUARANTEED BUILDERS INC. 110 W. MAIN ST. E. DORSETT, MA 01928 TEL: (508) 764-1300 FAX: (508) 764-1302																																
Project No. #17-2024 Date 6/25/24		A-7																														



LVL & HEADER SIZES:
 DOUBLE 2 x 8 WINDOW/HEADER
 DOUBLE 1 x 3/4" x 11-3/4" x 30' LVL
 DOUBLE 2 x 8 DOOR HEADERS



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USFR REVDATE FRAME

7022 0410 0001 6207 5728

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Ashland, MA 01721

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 Return Receipt (electronic) \$0.00
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 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Postmark Here: 07/25/2024

Sent To: ROBERT OBRIEN
 Street and Apt. No.: 9 LORING DRIVE
 City, State, ZIP+4: ASHLAND, MA 01721

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

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Sent To: JOHN LOLOS
 Street and Apt. No.: 67 SOUTH STREET
 City, State, ZIP+4: ASHLAND, MA 01721

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Postage \$0.73

Total Postage and Fees \$9.68

Postmark Here: 07/25/2024

Sent To: LE VU VAN
 Street and Apt. No.: 79 SOUTH STREET
 City, State, ZIP+4: ASHLAND, MA 01721

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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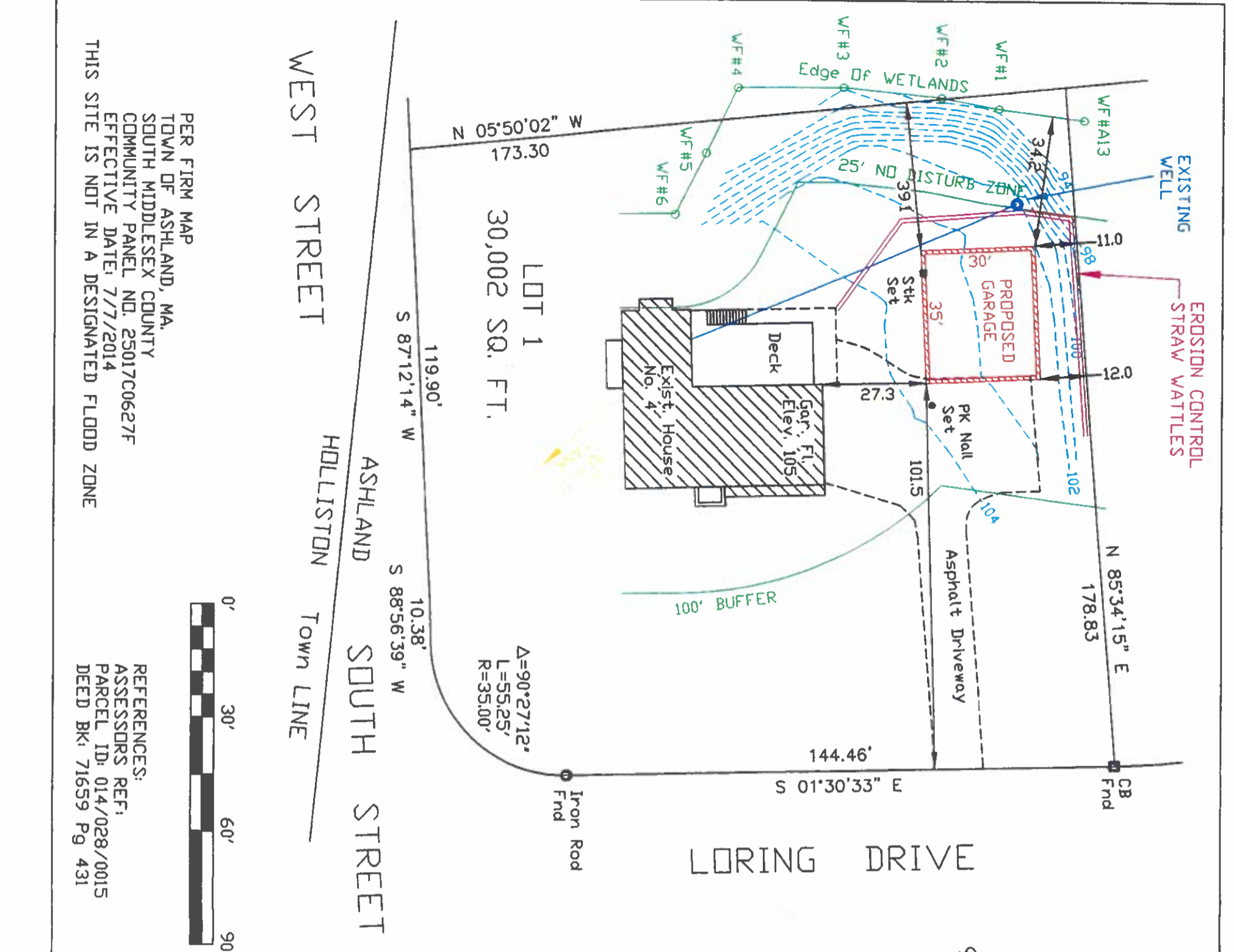
Postage \$0.73

Total Postage and Fees \$9.68

Postmark Here: 07/25/2024

Sent To: LINDSEY & ANDREW CHAMORRO
 Street and Apt. No.: 10 LORING DRIVE
 City, State, ZIP+4: ASHLAND, MA 01721

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



EXISTING
WELL
EROSION CONTROL
STRAW WATTLES

LORING DRIVE

WEST STREET

HOLLISTON
TOWN LINE

ASHLAND
SOUTH STREET

LOT 1
30,002 SQ. FT.



PER FIRM MAP
TOWN OF ASHLAND, MA.
SOUTH MIDDLESEX COUNTY
COMMUNITY PANEL NO. 25017C0627F
EFFECTIVE DATE: 7/7/2014
THIS SITE IS NOT IN A DESIGNATED FLOOD ZONE

REFERENCES:
ASSESSORS REF:
PARCEL ID: 014/028/0015
DEED BK: 71659 Pg 431



GENERAL CONSERVATION NOTES:

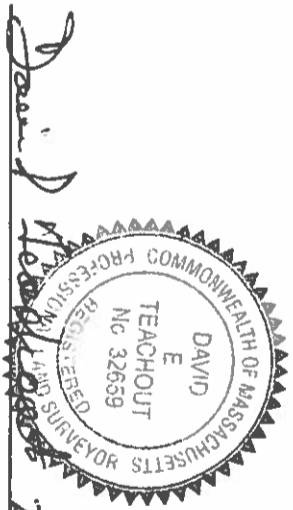
1. ALL EROSION/SEDIMENTATION CONTROLS TO BE IN PLACE PRIOR TO CONSTRUCTION AND MAINTAINED THROUGHOUT THE PROJECT DURATION.
2. THERE SHALL BE NO WORK DONE WITHIN WETLANDS OR 100 FOOT BUFFER ZONE PRIOR TO THE APPROVAL FROM THE ASHLAND CONSERVATION COMMISSION.
3. WETLAND FLAGGING WAS DONE IN ACCORDANCE WITH THE MASSACHUSETTS WETLAND PROTECTION ACT (M.G.L. C.131 S.40) AND REGULATIONS (310 CMR 10.00) AND THE FEDERAL CLEAN WATER ACT (SECTION 404).

ZONE: RESIDENTIAL A

	REQUIRED
AREA	30,000
FRONTAGE	150.00
FRONT YARD	40.00
SIDE YARD	10.00
REAR YARD	30.00
EXISTING BUILDING COVERAGE	6.1%
PROPOSED BUILDING COVERAGE	9.7%

DAVID E. TEACHOUT

P.L.S.



7/22/24

1. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE PLANS OF RECORD FROM THE VARIOUS UTILITY COMPANIES. THE INFORMATION PROVIDED IS FOR THE USE OF THE CONTRACTOR NEITHER WARRANTY NOR GUARANTEE OF THE INFORMATION IS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND DIG-SAFE.
2. CONSTRUCTION SURVEY STAKED OUT IS RECOMMENDED TO ASSURE THE CORRECT PLACEMENT OF THE PROPOSED STRUCTURE.

GUARANTEED BUILDERS & DEVELOPERS INC.
14 WEST STREET DOUGLAS, MA. 01516
PHONE: [508] 476-1500 FAX [508] 476-1392

COMP'D BY BRS	SCALE: 1"=30'	PROJECT LOCATION: 4 LORING DRIVE ASHLAND, MASS. 01721
DRAWN BY BRS	DATE: 6/26/24	
CHK'D BY DET	ZONE: RA	
FIELD BY BRS	FIELD BK/Pg. See DT	
OWNER: LEONARDO & AMY FIDRELLI 4 Loring Drive Ashland, Mass. 01721		