
Project Address: 0 Memorial Drive
Ashland, MA 01721

Date Prepared: October 17, 2024

Project Number: 24018

Prepared for: Town of Ashland
101 Main Street
Ashland, MA 01721

Prepared by: **Highpoint Engineering Inc.**
Dedham Executive Center
980 Washington Street Suite 216
Dedham, MA 02026
www.highpointeng.com



October 17, 2024

Ms. Becca Solomon
Conservation Agent
Town of Ashland Conservation Commission
101 Main Street
Ashland, MA 01721

Re: Application for Notice of Intent
Ashland Dog Park | 0 Memorial Drive
Ashland, Massachusetts

Dear Ms. Solomon,

On behalf of our Client, Town of Ashland (Applicant), Highpoint Engineering Inc. (Highpoint, Subconsultant) is submitting the enclosed Notice of Intent Submission for the project located at 0 Memorial Drive in Ashland, Assessors PARID: 0140130013800000.

REQUESTED ACTION

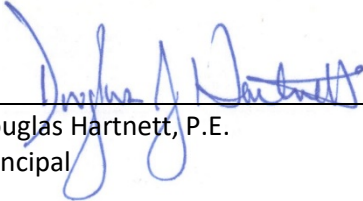
The Submission requests review by the Ashland Conservation Commission of the Notice of Intent Application for project related work within the 100-Foot Buffer Zone relative to the delineated BVW on the subject property, as indicated in the attached project Site Development Plans prepared by Highpoint Engineering Inc. dated October 1, 2024.

The submission includes the following documentation:

- Two (2) paper copies and one (1) digital copy of Notice of Intent Submission booklet dated October 10, 2024, containing:
 - Cover letter
 - Executive Summary
 - WPA Form 3 – Notice of Intent
 - NOI Wetland Bylaw Fee Transmittal Form
 - Locus Map
 - Certified List of Abutters
 - Notification to Abutters
- One (1) full size copy and one (1) 11"x17" copy of Site Development Plans, dated October 1, 2024.
- One (1) Stormwater Management Checklist & Stormwater Management Report dated October 18, 2024.

We respectfully request that this project be placed on the next available Conservation Commission agenda. If in the meantime, you should have any questions please contact our office at 781-770-0977 or 781-770-0979.

Sincerely,
HIGHPOINT ENGINEERING, INC.



Douglas Hartnett, P.E.
Principal



Nicholas Kondek
Project Engineer II

cc: Commonwealth of Massachusetts, DEP, Central Regional Office, Worcester, MA



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** N/A (Town project)
 - 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 N/A (Town project)
 - 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.



Town of Ashland

MASSACHUSETTS

CONSERVATION COMMISSION

Applicant Checklist for SMP

This checklist is meant as guide when preparing a Stormwater Management Permit for the Ashland Conservation Commission. Submit this with your application. **Note that you should make a copy for your records as well.** The Conservation Commission meets on the second and fourth Monday of every month, with some exceptions. Note that applications are due two weeks in advance of your desired hearing date. This checklist is pursuant to Chapter 343 Section 7.6, please refer to this section for further requirements and specific descriptions for each item on this checklist.

1. **Application**- submit 2 paper copies and 1 digital copy of all materials
2. **Narrative**- detailing the existing and proposed work, a list of other necessary permits (federal, state and local), the stormwater management plan , inspections and maintenance agreements, a description on how calculations were derived and which methods were used (see number 7.), construction sequencing, and a land use description. Make 1 copy
3. **Other Permits**- an electronic copy of all other permits obtained for your project that were issued by other town departments/boards, state, and federal agencies. Submit a pdf.
4. **Recorded plans and deed**- a copy of the most recent recorded plan for the site, and a copy of the deed for the lot with the book and page number on it. Submit a pdf.
5. **Locus Plan**- Make 1 copy
6. **Site plans**- Make 2 copies and submit CAD files and shapefile georeferenced to NAD State Plane 83 in feet. Size to submit are 11x17", or Arch D. Additional plans may be requested depending on details and scope of your plan.
 - a. Wellhead protection zones, and the location of nearest public wells and private wells on abutting properties with distance and direction to them.
 - b. Total lot area and areas of Floodplain District (Section 282-36 of the Ashland Town Code), and wetlands
 - c. Existing conditions and proposed conditions of the site in percent and square feet of the impervious cover, open space, undisturbed open space, and limits of clearing and disturbance should be included.
 - d. Natural features- water bodies, wetlands, floodplain, natural drainage courses, ledge outcropping, vegetation, and soils.
 - e. Existing and proposed structures and impervious cover
 - f. Pre and post development topography in two foot contours

- g. Test pit locations and information to demonstrate the groundwater elevation in areas where stormwater runoff is proposed to be infiltrated into the ground. There shall be a lease **two feet of separation from the bottom of the infiltration device**, to the maximum elevation of groundwater.
 - h. Shortest distance between the existing and proposed areas on site to the surface and estimated seasonal high groundwater
 - i. Stormwater management, showing the location and elevations of the BMPs
 - j. Erosion, and sedimentation control BMPs- note **NO HAY BALES!**
 - k. Existing and proposed water supply on site if applicable.
 - l. Existing Construction Detail Sheet- details for site drainage and management.
7. **Calculations-** 1 copy.
- a. Drainage Calculations based on NOAA Atlas 14 precipitation data (see 343-7.6.12)
 - b. Earth Removal/Fill calculations (See 343.13)
 - c. Hydrologic and hydraulic design calculations and report (see 343-7.6.16 (c))
8. **Emergency Response Plan-** Make 1 copy (see 343-7.6.15)
9. **Stormwater Plan-** a plan stamped by a Qualified Professional, containing the information outlined in 343-7.6.16 (b). Make 1 copy
10. **Operation and Maintenance Plan-** Make 1 copy. See c. 343-7.16.17.1
11. **Certified List of Abutters-** get a certified list of abutters from the Assessor's Office. Make 1 copy.
12. **Application Fee-** copies of the check, make 1 copy. The fees are itemized below:
- a. Basic Residential- \$100.00
 - b. Subdivision or Multifamily- \$500.00
 - c. Commercial Application- \$750.00
13. **Submit all items above to the Ashland Conservation Commission, through its Agent.** The Agent will provide a copy to the Town Clerk. Submit a pdf of all documents and plans as outline to conservation@ashlandmass.com.
14. **You will receive hearing date and time from the Conservation Agent.** (You will also receive a date and time for a pre-hearing site visit). Note that we have 60 days to review the application before posting the hearing date. We post the legal notice, and the Applicant gets billed by Gatehouse Media.
15. **Notify Abutters-** Notify abutters (via certified mail) within five business days of the scheduled hearing. Notification must include information on the public hearing.

PROJECT NARRATIVE

The Applicant, Town of Ashland, proposes to construct a Dog Park (the Project) on a Town owned parcel located on Memorial Drive (the Subject Property). The proposed work occurs within inland wetland resource area buffer zones as follows:

- Construction of a paved access driveway servicing 20 parking spaces, concrete sidewalks, ADA accessible ramp and a crosswalk connecting an existing sidewalk on Memorial Drive to the Subject Property.
- Construction of a 16,000 square foot large dog area and 2,000 square foot small dog area with separate entrance gates, each including a dog waste receptacle and water bottle filler.
- Construction of a sediment forebay and infiltration basin controlling the runoff from the new paved parking area.
- Construction of phytoremediation plantings along perimeter of dog areas.

The Applicant is petitioning the Ashland Conservation Commission to issue an Order of Conditions approving the Project work within the 100-foot Buffer Zone through the submission of a Notice of Intent pursuant to the Massachusetts Wetlands Protection Act (WPA; M.G.L. Ch. 131, Section 40) and the Town of Ashland Wetlands Protection Regulations (General Bylaws; Chapter 280).

Site Description and Development History

The Subject Property is listed on the Town of Ashland's Assessors' Database PARID: 0140130013800000 consisting of 122.53± acres. The Subject Property is a large town owned parcel consisting of mostly woodland and wetlands. The Subject Property was developed in the past as part of the Nyanza Superfund Site project but the area where the work occurred has been removed from the original parcel and now stand separately. An abandoned railbed exists on the Subject Property which has since been rehabilitated into the Upper Charles Rail Trail. The Ashland MBTA station and tracks are located along the northern boundary of the property. The Project site is located within the Rail Transit District "C" and Rail Transit District "E". A 50' wide Shell Oil Company easement runs through the center of the Project site but it is to be abandoned. There are no known buildings that currently exist on the Subject Property today.

Proposed Scope of Work

The Town of Ashland is proposing to develop a 1 acre± portion of a large town owned parcel into a dog park located on Memorial Drive. The Project will entail a 16,000 square foot large dog area and 2,000 square foot small dog area. Both dog areas will be fenced in and consist of a rice stone surface, except a portion of the large dog area that is to remain natural. Phytoremediation plantings are proposed around the perimeter of the dog areas to combat potential runoff contaminated by dog waste. The Project proposes the construction of a 20-space asphalt parking area, ADA accessible ramp, concrete sidewalks, and a concrete pad facilitating the dog park entrances, dog waste receptacles and water bottle fillers. A sediment forebay and infiltration basin will be located to the west of the parking area to treat and control and the runoff generated from the parking surface. Country drainage is being utilized as means of conveyance for the runoff entering the sediment forebay.

The proposed Project also includes a new crosswalk connecting the dog park to the existing sidewalk on the opposite side of Memorial Drive. Solar powered pedestrian crosswalk signals are to be installed on both sides of the street.

The limit of work is to be staked with a Filter Sock Compost Wattle. All areas within the limit of work are to be cleared except a portion of the large dog area designated on the site plans. Said designated portion is to have underbrush cleared and trees <6" removed. Trees that appear to be dying or diseased near the proposed fence line and within the 25' No Disturb Zone are proposed to be removed to prevent future damage to the fence. The Conservation Commission shall make a determination on the trees to be removed within the 25' No Disturb Zone. Otherwise, none of the proposed work is located within the 25' No Disturb Zone.

The on-site BVW resource area delineation affecting the Subject Property was re-flagged by Hancock Associates in October 2024 per record delineation shown on plan "Limited Topographic Plan at Memorial Drive Ashland, MA" dated 9/15/22 prepared by Hancock Associates. The refreshed delineation is to be evaluated by a wetland scientist to confirm that there have been no changes since the original delineation and a wetland report will be submitted upon completion.



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

City/Town

A. General Information (continued)

6. General Project Description:

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:

a. County

b. Certificate # (if registered land)

c. Book

d. Page Number

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

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

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



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

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

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

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

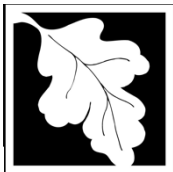
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Designated Port Areas, Land Under the Ocean, Barrier Beach, Coastal Beaches, Coastal Dunes.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Coastal Banks, Rocky Intertidal Shores, Salt Marshes, Land Under Salt Ponds, Land Containing Shellfish, Fish Runs, Land Subject to Coastal Storm Flowage.

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:**

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

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*

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

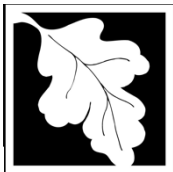
- Assessor's Map or right-of-way plan of site

- 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).



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

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

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

D. Additional Information

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

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

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

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



Massachusetts Department of Environmental Protection
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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.

a. Plan Title	

b. Prepared By	c. Signed and Stamped by

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:

_____	_____
2. Municipal Check Number	3. Check date
_____	_____
4. State Check Number	5. Check date
_____	_____
6. Payor name on check: First Name	7. Payor name on check: Last Name



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

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

Provided by MassDEP:

MassDEP File Number

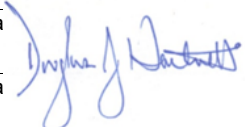
Document Transaction Number

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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. Signa	 _____	different)	4. Date
5. Signa	 _____	any)	6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

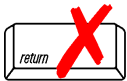
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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



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

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



A. Applicant Information

1. Location of Project:

a. Street Address _____	b. City/Town _____
c. Check number _____	d. Fee amount _____

2. Applicant Mailing Address:

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 _____

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 _____

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

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee: _____
 a. Total Fee from Step 5

State share of filing Fee: _____
 b. 1/2 Total Fee **less** \$12.50

City/Town share of filing Fee: _____
 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

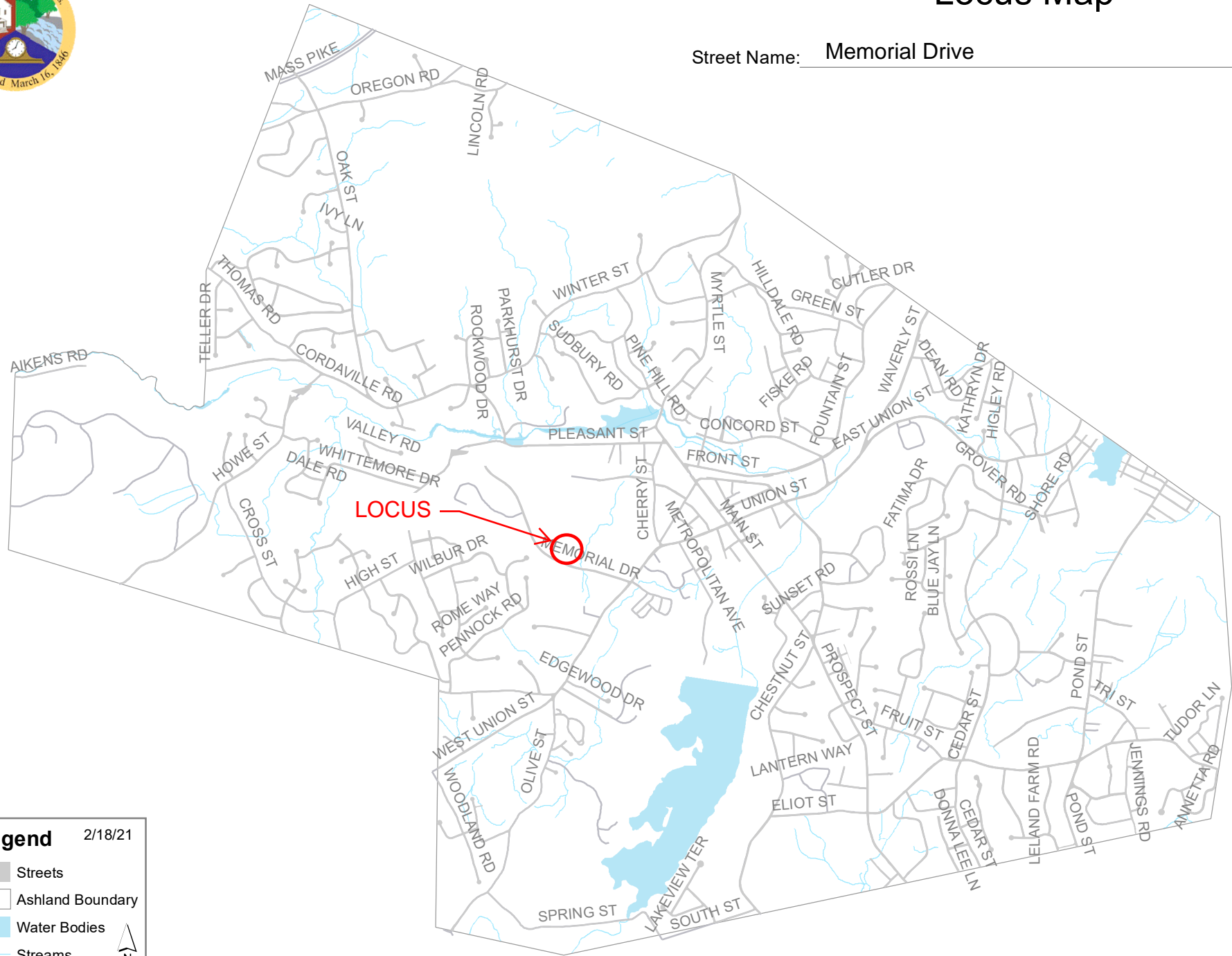
- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

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.)



Locus Map

Street Name: Memorial Drive



Legend 2/18/21

- Streets
- Ashland Boundary
- Water Bodies
- Streams





- LEGEND**
- Subject Property
 - Chapter 21E Sites**
 - Regulated Status**
 - ◆ TIER I
 - ◆ TIER II
 - ◆ TIER1D
 - FEMA National Flood Hazard Layer (2023)**
 - Flood Hazard Zones**
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Area with Reduced Risk Due to Levee
 - Area Not Included
 - Town Boundary
 - MassDOT Roads**
 - Road Type**
 - Multi-lane Hwy, not limited access
 - Other Numbered Highway
 - Major Road, Collector
 - Minor Road, Arterial
 - Active Rail Service
 - Abandoned or Out of Service
 - Level III Assessors Parcels
 - Potential Vernal Pools
 - ★ NHESP Certified Vernal Pools
 - Shoreline
 - Hydrologic Connection
 - Mean Low Water Line
 - Wetland Limit
 - Closure Line
 - Marsh/Bog
 - Wooded marsh
 - Open Water
 - Reservoir (with PWSID)

NOTES:

Source: Office of Geographic and Environmental Information (MassGIS); Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs; NearMap Ltd./NearMap US, Inc.



HIGHPOINT ENGINEERING, INC.
 LAND PLANNING
 PERMIT EXPEDITING
 CIVIL ENGINEERING
 CONSULTING

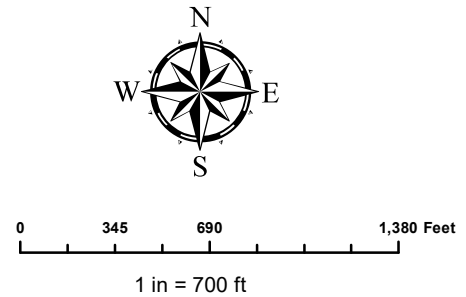
DEDHAM EXECUTIVE CENTER
 980 WASHINGTON ST., SUITE 216
 DEDHAM, MA 02026

www.HighpointEng.com

**DUE DILIGENCE
 RESOURCE EXHIBIT**

**Memorial Drive
 Ashland, MA 01721**

1/31/2024



October 2, 2024

To The Conservation Commission
0 Memorial Drive
Town of Ashland
Abutters To Map 13 Parcel 138

PARCEL ID	PARCEL ADDRESS	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
014/013.0-0106-0000.0	190 PLEASANT ST	STONEGATE 190 PLEASANT STREET 2021 LLC	C/O STONEGATE GROUP MANAGEMENT LLC	235 WEST CENTRAL ST	NATICK	MA	01760
014/013.0-0107-0000.0	200 PLEASANT ST	200 PLEASANT STREET REALTY LLC		371 TAYLOR ST	SPRINGFIELD	MA	01105
014/013.0-0108-0000.0	240 PLEASANT ST	METROWEST FACILITIES LLC		350 PLEASANT ST	ASHLAND	MA	01721
014/013.0-0109-0000.0	260 PLEASANT ST	METROWEST FACILITIES LLC		350 PLEASANT ST	ASHLAND	MA	01721
014/013.0-0110-0000.0	280 PLEASANT ST	METROWEST FACILITIES LLC		350 PLEASANT ST	ASHLAND	MA	01721
014/013.0-0111-0000.0	0 HIGH ST	MASS BAY TRANSPORTATION AUTHORITY		TEN PARK PLAZA	BOSTON	MA	02116
014/013.0-0112-0000.0	165 MEGUNKO RD	MEGUNKO LLC		139 COUNTRY RD	WESTON	MA	02493
014/013.0-0129-0000.0	135 MEGUNKO RD	LEACU WILLIAM M		PO BOX 182	ASHLAND	MA	01721
014/013.0-0130-0000.0	123 MEGUNKO RD	LETTER CLAUDIA J & JAMES L	TRUSTEES FOUNTAIN STREET RILTY TR	105 S SPENCER RD	SPENCER	MA	01562
014/013.0-0131-0000.0	101 MEGUNKO RD	LETTER CLAUDIA J & JAMES L	TRUSTEES FOUNTAIN STREET RILTY TR	62 TEMPLE DR PO BOX 300	SPENCER	MA	01562
014/013.0-0132-0000.0	93 MEGUNKO RD	MCL DEVELOPMENT CORP		139 COUNTRYSIDE DR	ALTON	MA	02493
014/013.0-0133-0000.0	0 MEGUNKO RD	ASHLAND 50 MEGUNKO ROAD LLC	RICHARD ALBERINI TRUSTEE	306 CHESTNUT ST	ASHLAND	MA	01721
014/013.0-0140-0000.0	70 MEGUNKO RD	ALBERINI FAMILY REALTY TRUST		139 COUNTRYSIDE DR	WESTON	MA	02493
014/013.0-0141-0000.0	50 MEGUNKO RD	ASHLAND 50 MEGUNKO ROAD LLC		243 MENDON ST	WEST UPTON	MA	01568
014/013.0-0142-0000.0	0 MEGUNKO RD REAR	111 CHERRY LLC		155 CHERRY ST	ASHLAND	MA	01721
014/013.0-0144-0000.0	155 CHERRY ST	VINER-SHIMONI BEN	JULIA VINER-SHIMONI	PO BOX 366	OAK BROOK	IL	60522
014/013.0-0152-0000.0	1 CIRRUS DR	ASHLAND TRANSIT APARTMENTS OWNER LLC	C/O IPTS PROPERTY TAX SERVICES	PO BOX 300	ALTON	NH	03809
014/013.0-0154-0000.0	0 MEMORIAL DR	ASHLAND RTD APARTMENTS LLC		PO BOX 300	ALTON	NH	03809
014/013.0-0176-0000.0	160 MEGUNKO RD	MEGUNKO TRANSIT DISTRICT LLC		PO BOX 300	ALTON	NH	03809
014/013.0-0177-0000.0	50 MEMORIAL DR	METROWEST YOUNG MENS CHRISTIAN ASSOCIATION INC		280 OLD CONNECTICUT PATH	FRAMINGHAM	MA	01701
014/013.0-0178-0000.0	30 MEMORIAL DR	TDM MEGUNKO LLC		65 UNION ST	ASHLAND	MA	01721
014/014.0-0044-0000.0	0 MEGUNKO RD	SANTOS ELBAL	OSCAR A SANTOS	151 CHERRY ST	ASHLAND	MA	01721
014/014.0-0052-0000.0	151 CHERRY ST	MAGNANI RICHARD A		145 LORRAINE CIRCLE	WEST SAUVILLE	MA	01796
014/014.0-0053-0000.0	161 CHERRY ST	163-165 CHERRY ST LLC		35 WEDGEWOOD DR	HOPKINTON	MA	01748
014/014.0-0054-0000.0	163 CHERRY ST	TOWN OF ASHLAND	STONE PARK	101 MAIN ST	ASHLAND	MA	01721
014/014.0-0056-0000.0	85 SUMMER ST	TOWN OF ASHLAND	MIDDLE SCHOOL	101 MAIN ST	ASHLAND	MA	01721
014/019.0-0060-0000.0	87 WEST UNION ST	TOWN OF ASHLAND		101 MAIN ST	ASHLAND	MA	01721
014/019.0-0061-0000.0	0 WEST UNION ST REAR	55 WEST UNION LLC	ALEIOS GONCALVES MIGUEL J	60 PLEASANT ST SUITE 1	ASHLAND	MA	01721
014/019.0-0062-0000.0	55 WEST UNION ST	DOMINGUEZ DE ALEIOS LISBETH M		167 CHERRY ST	ASHLAND	MA	01721
014/019.0-0205-0000.0	0 CHERRY ST REAR	A/C SKIPPTON LLC	TRUSTEE NIRALO RILTY NOMINEE TR	33 WEST UNION ST	FRAMINGHAM	MA	01701
014/019.0-0206-0000.0	0 WEST UNION ST REAR	PAPADELUS CHRIS S		730 OLD CONNECTICUT PATH PO BOX 1236	ASHLAND	MA	01721
014/020.0-0001-0000.0	0 CHERRY ST REAR	CNR, INC		P O BOX 525	ASHLAND	MA	01721
014/020.0-0007-0000.0	25 WEST UNION ST	A/C SKIPPTON LLC		73 LAKESHORE DR	BELLINGHAM	MA	02019
014/020.0-0008-0000.0	33 WEST UNION ST						

The above reflects the latest information available on our records

Brittany Lacapont
Brittany Lacapont
Finance Director/Town Accountant

10/2/24
Date

372 parcel/abutters



Town of Ashland

MASSACHUSETTS

Conservation Commission

NOTIFICATION TO ABUTTERS- Letter

A/An Notice of Intent application

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 Town of Ashland

The proposed project is located at 0 Memorial Drive
in Ashland, Massachusetts. The proposed project is:
Construction of a Dog Park consisting of a 16,000 SF large dog area and 2,000 SF small dog area. Both areas are to be fenced in
and have separate entrances. The Dog Park will include 20 parking spaces including one handicap space. A new crosswalk on
Memorial Drive will make the Dog Park accessible from the sidewalk on the opposite side of the street.

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, November 4th, 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.