



STRATEGIC LAND VENTURES

November 19, 2024

Peter Matchak
Ashland Town Planner
101 Main Street
Second Floor
Ashland, MA 01721

Re: Response to the Town of Ashland's October 30th Rejection Notice to the: "Sanctuary at Ashland Mills" / 10-60 Main Street Comprehensive Permit Application Under M.G.L Chapter 40B, Section 20-23

Dear Mr. Matchak:

We are respectfully responding to the Town's "Application Rejection Notice" issued by your department on October 30th 2024. While we disagree with the Town's characterization of our originally submitted Comprehensive Permit Application on October 28th 2024 as incomplete, we have addressed the deficiencies identified in that letter in our continued effort to be as responsive as possible to Town requests.

We are submitting three hard copies of each of the requested sections. We have also included a flash drive that contains electronic versions of the same documents. Please note we are only submitting materials identified as "*not provided*", and not resubmitting sections or information that was originally deemed acceptable or complete.

Please find attached the following:

- In response to (c): Fully scaled architectural drawings stamped by a registered architect (Embarc)
- In response to (d): A tabulation of the number of units, type of unit and number of bedrooms and information of the type, scale and ground coverage of all buildings including the percentage of ground cover
- In response to (f) A Preliminary Drainage Report prepared by Bohler, the civil engineer on the project.



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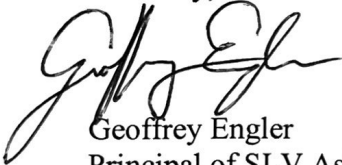
In addition, we have included:

- A copy of the purchase and sale agreement
- An Environmental Impact Analysis
- An updated Project Data Summary (a correction was made to the parking information)

We are also including a check for \$42,500 to address the necessary Administrative Fee Schedule.

We look forward to discussing this project with the Town in greater detail and formally presenting this application to the full Zoning Board of Appeals at the first Public Hearing. We look forward to continuing what we would characterize as a positive and constructive relationship with the Town as we move forward in this process.

Sincerely,



Geoffrey Engler
Principal of SLV Ashland, LLC