



Notice of Intent
for
15 Tyler Lane
(Map: 014/015.0, Parcel: 0059)
Ashland, MA 01721

DATE:

January 22, 2025

ADDRESSED TO:

Ashland Conservation Commission
101 Main Street
Ashland, MA 01721

PREPARED BY:

Goddard Consulting LLC
291 Main Street, Suite 8
Northborough, MA 01532

PREPARED FOR:

Carlos Hanzi
Evolution Developments, LLC
128 Main Street
Ashland, MA 01721



January 22, 2025

Ashland Conservation Commission
101 Main Street
Ashland, MA 01721

Re: Notice of Intent (NOI)
15 Tyler Lane
Ashland, Massachusetts 01721
(Map: 014/015.0, Parcel: 0059)

Dear Ashland Conservation Commission,

Goddard Consulting, LLC (Goddard) is pleased to submit this Notice of Intent on behalf of the applicant, Carlos Hanzi of Evolutions Development, LLC, for the property known as 15 Tyler Lane, owned by Thiago Godoi (Map: 014/015.0, Parcel: 0059). This Notice of Intent is for the construction of a +/- 496-sf in-law addition to the existing two-story single-family dwelling alongside the construction of a +/- 440-sf deck above the addition, a +/- 188-sf deck associated with the addition, and a +/- 46-sf staircase from the top deck within the 100-foot Buffer Zone cast off adjacent Bordering Vegetated Wetlands. Additionally, the existing deck, staircase, and paver patio associated with the existing dwelling are proposed to be removed. The total proposed new impervious surfaces on-site are approximately 1,017-sf, with +/- 955-sf within the 100-foot Buffer Zone. This NOI application is a filing under the MA Wetlands Protection Act (WPA) and all applicable state regulations and the Ashland Wetlands Protection Bylaw. The applicant seeks an Order of Conditions that would allow for the construction of the in-law addition, two decks, and staircase to the existing single-family household and the removal of the existing deck, staircase, and paver patio.

Enclosed are the WPA Form 3 and additional supporting documentation of the project for your review and approval.

If you have any questions, please feel free to contact Goddard Consulting LLC at (508) 393-3784.

Sincerely,
Goddard Consulting, LLC

Tom Schutz, WPIT, WSA
Wetland Scientist

Sophie Esdale
Wetland Scientist

CC: Carlos Hanzi, Evolution Developments, LLC, 128 Main Street, Ashland, MA 01721
Thiago Godoi, 15 Tyler Lane, Ashland, MA 01721
MassDEP Northeast Regional Office, 150 Presidential Way, Woburn, MA 01801

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WPA FORM 3 AND CHECKS



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):

<u>15 Tyler Lane</u>	<u>Ashland</u>	<u>01721</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>42.26255</u>	<u>-71.43898</u>	
d. Latitude	e. Longitude	
<u>014/015.0</u>	<u>0059</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Carlos</u>	<u>Hanzi</u>	
a. First Name	b. Last Name	
<u>Evolution Developments, LLC</u>		
c. Organization		
<u>128 Main Street</u>		
d. Street Address		
<u>Ashland</u>	<u>MA</u>	<u>01721</u>
e. City/Town	f. State	g. Zip Code
<u>(781) 726-2008</u>	<u>Chanzi@evolutiondevelop.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

<u>Thiago</u>	<u>Godoi</u>	
a. First Name	b. Last Name	
<u>N/A</u>		
c. Organization		
<u>15 Tyler Lane</u>		
d. Street Address		
<u>Ashland</u>	<u>MA</u>	<u>01721</u>
e. City/Town	f. State	g. Zip Code
<u>774-279-3195</u>	<u>thiagogodoi@msn.com</u>	
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Tom</u>	<u>Schutz</u>	
a. First Name	b. Last Name	
<u>Goddard Consulting, LLC</u>		
c. Company		
<u>291 Main Street Suite #8</u>		
d. Street Address		
<u>Northborough</u>	<u>MA</u>	<u>01532</u>
e. City/Town	f. State	g. Zip Code
<u>(203) 615-4909</u>	<u>tom@goddardconsultingllc.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$110</u>	<u>\$42.50</u>	<u>\$67.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
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A. General Information (continued)

6. General Project Description:

The applicant proposes the construction of an addition, an upper deck, a lower deck, and a staircase onto an existing single-family house and the removal of the existing deck, staircase, and paver patio within the 100-foot buffer zone. Approximately 955-sf of new impervious surface is proposed within the 100-foot buffer zone.

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	b. Certificate # (if registered land)
73961	393
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.



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

Provided by MassDEP:

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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.

<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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Provided by MassDEP:

MassDEP File Number

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Ashland

City/Town

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**

August 2021
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.



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:

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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
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

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.

<u>Proposed Site Plan</u>	
a. Plan Title	
<u>Applewood Survey Co. LLC</u>	<u>Terrence M. Ryan</u>
b. Prepared By	c. Signed and Stamped by
<u>January 15, 2025</u>	<u>1"=20'</u>
d. Final Revision Date	e. Scale
<u>Topographic Plan</u>	<u>11/11/2024</u>
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:

<u>1109</u>	<u>1/17/2025</u>
2. Municipal Check Number	3. Check date
<u>1108</u>	<u>1/17/2025</u>
4. State Check Number	5. Check date
<u>Thiago</u>	<u>Godoi</u>
6. Payor name on check: First Name	7. Payor name on check: Last Name



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

Milford

City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

[Handwritten Signature]

3. Signature of Property Owner (if different)

[Handwritten Signature]

5. Signature of Representative (if any)

2. Date

1/17/25

4. Date

1/17/25

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:

15 Tyler Lane	Ashland
a. Street Address	b. City/Town
1108	\$42.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Carlos	Hanzi	
a. First Name	b. Last Name	
Evolution Developments, LLC		
c. Organization		
128 Main Street		
d. Mailing Address		
Ashland	MA	01721
e. City/Town	f. State	g. Zip Code
(781) 726-2008	Chanzi@evolutiondevelop.com	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

Thiago	Godoi	
a. First Name	b. Last Name	
N/A		
c. Organization		
15 Tyler Lane		
d. Mailing Address		
Ashland	MA	01721
e. City/Town	f. State	g. Zip Code
774-279-3195	thiagogodoi@msn.com	
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
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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
1a. work on a single-family house	\$110	1	\$110
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$110
Step 6/Fee Payments:			
Total Project Fee:			\$110
State share of filing Fee:			\$42.50
City/Town share of filing Fee:			\$67.50
			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 This includes pools, additions, etc.	\$110.00	_____x_____
C2: Construction of Single Family House, Crossings for Driveways, etc.	\$500.00	_____
C3: Commercial Building, Road Construction, etc.	\$1050.00	_____
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= _____ <small>Linear Feet</small>
C6: Resource Area Delineation Review Includes boundary delineations for vegetated wetlands as part of a permit application (ANRAD/ RDA with delineations/ NOI with delineations)	_____	* \$2= _____ <small>Linear Feet</small>
*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= _____ <small>Above Fee</small>

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 Without boundary delineation	\$125.00	_____
Request for Permit Extension Not for Stormwater Management Permits	\$100.00	_____
Amended Notice of Intent Significant Revisions	SEE NOI	_____
Certificate of Compliance Without boundary delineation	Single Family Lots \$100.00 All Other Projects \$250.00	_____ _____
Reissuance/ True Copy Attest Not for Stormwater Management Permits	\$50.00	_____

6. FILING FEE CALCULATION

Town Share of State Fees (See NOI Wetland Fee Transmittal Form) (Check No. 1)	\$	<u>67.50</u>
Local Filing Fee Calculated Above (Check No.2)	\$	<u>110</u>
State Share of Filing Fee (See NOI Wetland Fee Transmittal Form)		
TOTAL Due DEP (Check No. 3)	\$	<u>42.50</u>

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.

THIAGO GODOI
BARBARA D GODOI
13 PURDUE DRIVE
MILFORD MA 01757

1110

1/17/25

Pay to the
Order of

Town of Ashland
One hundred ten

\$ 110.00

0/100

DFCU Digital Federal
Credit Union
www.dcu.org

15 Tyler Lane

MPD / da

THIAGO GODOI
BARBARA D GODOI
13 PURDUE DRIVE
MILFORD MA 01757

1109

1/17/25

Pay to the
Order of

Town of Ashland
sixty seven

\$ 67.50

50/100

DFCU Digital Federal
Credit Union
www.dcu.org

15 Tyler Lane

MPD / da

THIAGO GODOI
BARBARA D GODOI
13 PURDUE DRIVE
MILFORD MA 01757

1108

1/17/25

Pay to the
Order of

Commonwealth of Massachusetts
forty two

\$ 42.50

50/100

DFCU Digital Federal
Credit Union
www.dcu.org

15 Tyler Lane

MPD / da



Notice of Intent – Regulatory Compliance Narrative

1.0 INTRODUCTION

This Notice of Intent (NOI) is submitted in accordance with the requirements of the Massachusetts Wetlands Protection Act and the Ashland Wetlands Protection Bylaw. This NOI seeks an Order of Conditions for the proposed construction of a +/- 496-sf in-law addition to the existing two-story single-family dwelling alongside the construction of a +/- 440-sf deck above the addition, a +/- 188-sf deck associated with the addition, and a +/- 46-sf staircase from the top deck within the 100-foot Buffer Zone cast off adjacent Bordering Vegetated Wetlands. Additionally, the existing deck, staircase, and paver patio associated with the existing dwelling are proposed to be removed. The total proposed new impervious surfaces on-site are approximately 1,017-sf, with +/- 955-sf within the 100-foot Buffer Zone. No work is proposed within the 25-foot No-Disturb Zone.

2.0 EXISTING CONDITIONS

2.1 RESOURCE AREAS ON-SITE

The project site is located to the east of Tyler Lane and north of East Union Street in Ashland, MA. The site is approximately 0.36 acres/15,682-sf. The proposed work is on the backside of the house towards the east of the parcel. The site is developed in the west with the existing single-family dwelling and an associated driveway, walkway, and deck. The site is forested in the eastern portion of the parcel (Reference Figure 1 and Figure 2.)

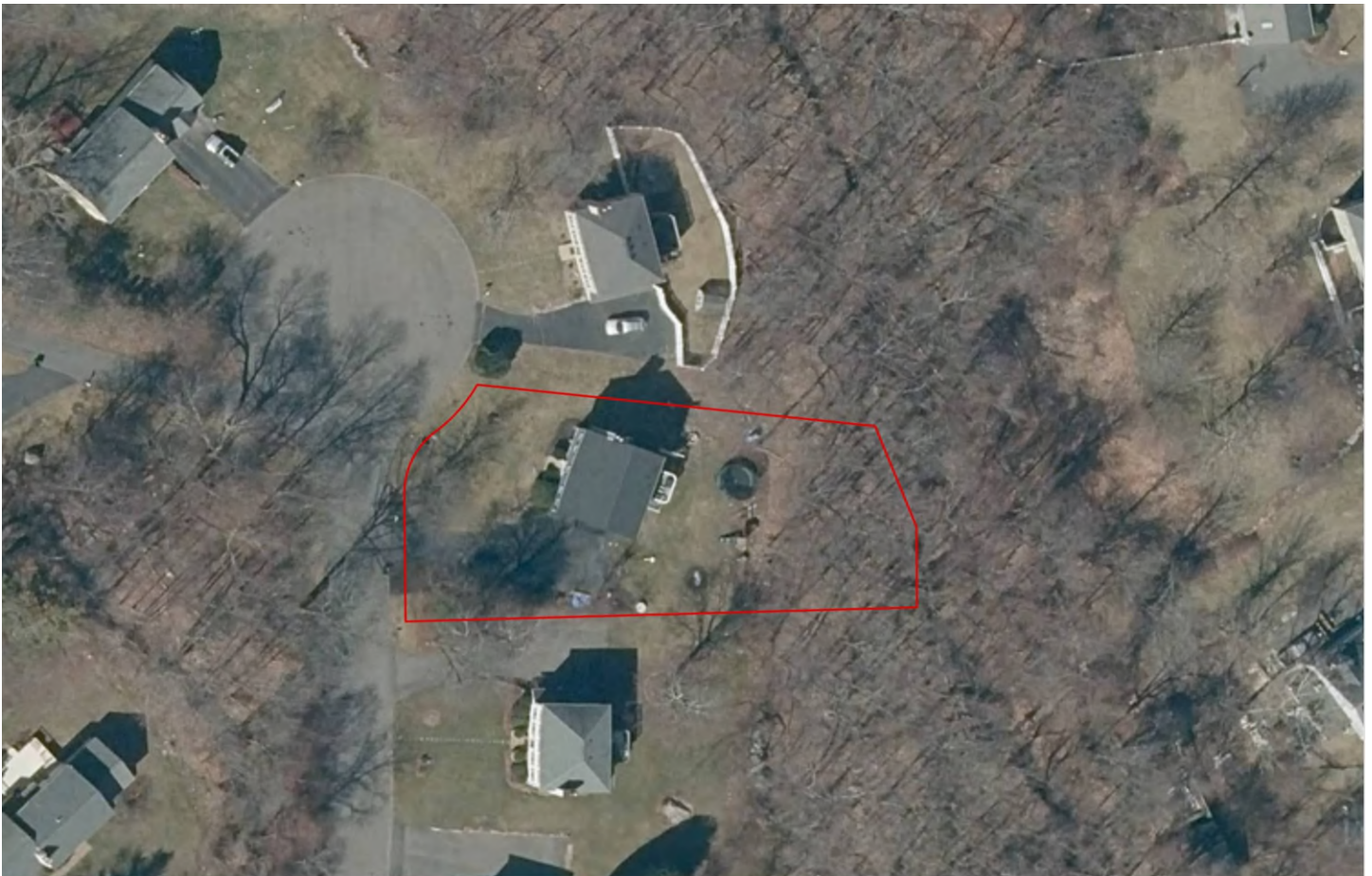


Figure 1. An aerial image of the locus site (15 Tyler Lane).

Legend

- Property Parcel
- Existing Infrastructure
- Existing Driveway
- Existing Lawn
- Pathway
- Treeline
- Bordering Vegetated Wetland (BVW)
- 100-ft Buffer Zone
- No Disturb Zone



Original "Topographic Plan" created by Applewood Survey Co., LLC on 11/11/2024. Edits to site plan made by Goddard Consulting, LLC including coloring of site plan features and addition of legend on 01/13/2025.

Figure 2. Colored Existing Conditions Plan (created by Applewood Survey Co., LLC (11/11/2024), (edited by Goddard Consulting 1/13/2025: edits include coloring of existing conditions features)

On November 6th, 2024, wetland resources were delineated on or near 15 Tyler Lane in Ashland, MA. A Bordering Vegetated Wetland (BVW) was delineated to the east of the parcel. The wetland border was flagged using the criteria in the most recent edition of the MA Wetland Protection Act (WPA) and Regulations 310 CMR 0.00 et al. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes. (Refer to the enclosed Wetland Border Report for more information).

According to the MassGIS data layers for NHESP, the property is not located within any Estimated Habitat of Rare Wildlife/Priority Habitat of Rare Species. No potential or certified vernal pools or Outstanding Resource Waters (ORW) are mapped within the site. The site does not fall within the jurisdictional FEMA Flood Zone. The site is not located in an Area of Critical Environmental Concern (ACEC).

2.1.1 Bordering Vegetated Wetland (BVW)

Massachusetts WPA Regulations define Bordering Vegetated Wetlands as “freshwater wetlands which border on creeks, rivers, streams, ponds and lakes. The types of freshwater wetlands are wet meadows, marshes, swamps, and bogs. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support

a predominance of wetland indicator plants. The ground and surface water regime and the vegetational community which occur in each type of freshwater wetland are specified in M.G.L. c. 131, § 40.”

One Bordering Vegetated Wetland (BVW) was identified on-site in the field. As outlined above, the Bordering Vegetated Wetland (BVW) systems cover portions of the land in the eastern area of the lot. The total BVW on-site is approximately 0.02-acres or 1,025-sf. This BVW system is confirmed as a state and locally jurisdictional BVW system, and its Buffer Zone added to the proposed plans. No work is proposed within the Bordering Vegetated Wetland in this Notice of Intent.

2.1.2 Buffer Zone (100-foot)

Massachusetts WPA Regulations define Buffer Zone as “100-ft area horizontally (on a true lateral) landward of approved delineation of applicable wetland resource areas.” The WPA further states that any activities undertaken within 100 feet of an area specified in 310 CMR 10.02(1)(a) (e.g., Bank, Bordering Vegetated Wetland) will be conducted per (310 CMR 10.02(2)(b)), “in a manner so as to reduce the potential for any adverse impacts to the resource area during construction, and with post-construction measures implemented to stabilize any disturbed areas.”

The WPA Regulations [*310 CMR 10.02(2)(b)*] do not contain performance standards for Buffer Zone Alteration. All reasonable efforts to avoid, minimize and mitigate adverse impacts on the Buffer Zone have been considered. The proposed structures have been laid out to maintain the furthest separation allowable from the on-site resource areas. A majority of the new impervious surfaces proposed in this Notice of Intent are within the 100-foot Buffer Zone and amount to approximately 955-sf.

2.1.3 No Disturb Zone (25-foot)

The Town of Ashland Wetlands Protection Regulations define the No Disturb Zone as “The portion of a Buffer Zone extending 25 feet from the wetland, bank, or waterbody defining the Buffer Zone’s inner edge.” The Wetlands Protection Regulations further state that no alterations to land, or construction or placement of structures within the 25 foot No Disturb Zone is permitted (Ashland Town Code Chapter 348-3). No work is proposed within the 25-foot No Disturb Zone in this Notice of Intent.

3.0 PROPOSED PROJECT

The applicant proposes the construction of a +/- 496-sf in-law addition to the existing two-story single-family dwelling with an associated +/- 440-sf top deck, +/- 188-sf second deck, and a +/- 46-sf staircase from the top deck within the 100-foot Buffer Zone cast off the adjacent Bordering Vegetated Wetland (BVW). Additionally, the applicant proposes the removal of the existing deck, stairs, and paver patio within the Buffer Zone. The addition is proposed on the backside of the single-family home to the east of the parcel. The existing staircase, located to the west of the existing deck, will be removed and a new staircase will be constructed from the east of the proposed top deck. The top deck will be constructed above the proposed addition and a second deck will be placed on the same base level as the addition directly from the entrance.

The proposed new impervious surfaces within the Buffer Zone is +/- 955-sf. and includes the in-law addition, the staircase, the bottom deck, and a majority of the top deck. The proposed project is not within the Bordering Vegetated Wetland (BVW), or the 25-foot No Disturb Zone. Reference Table 1 and Figure 2 for an impact analysis. The entire limit of work will be encompassed by erosion control barriers consisting of silt sock during construction to protect sensitive resource areas from erosion and sediment entering the system (Reference Silt Sock Detail in Proposed Site Plan, Applewood Survey Co. LLC).

40 REGULATORY COMPLIANCE WITH WETLANDS PROTECTION ACT

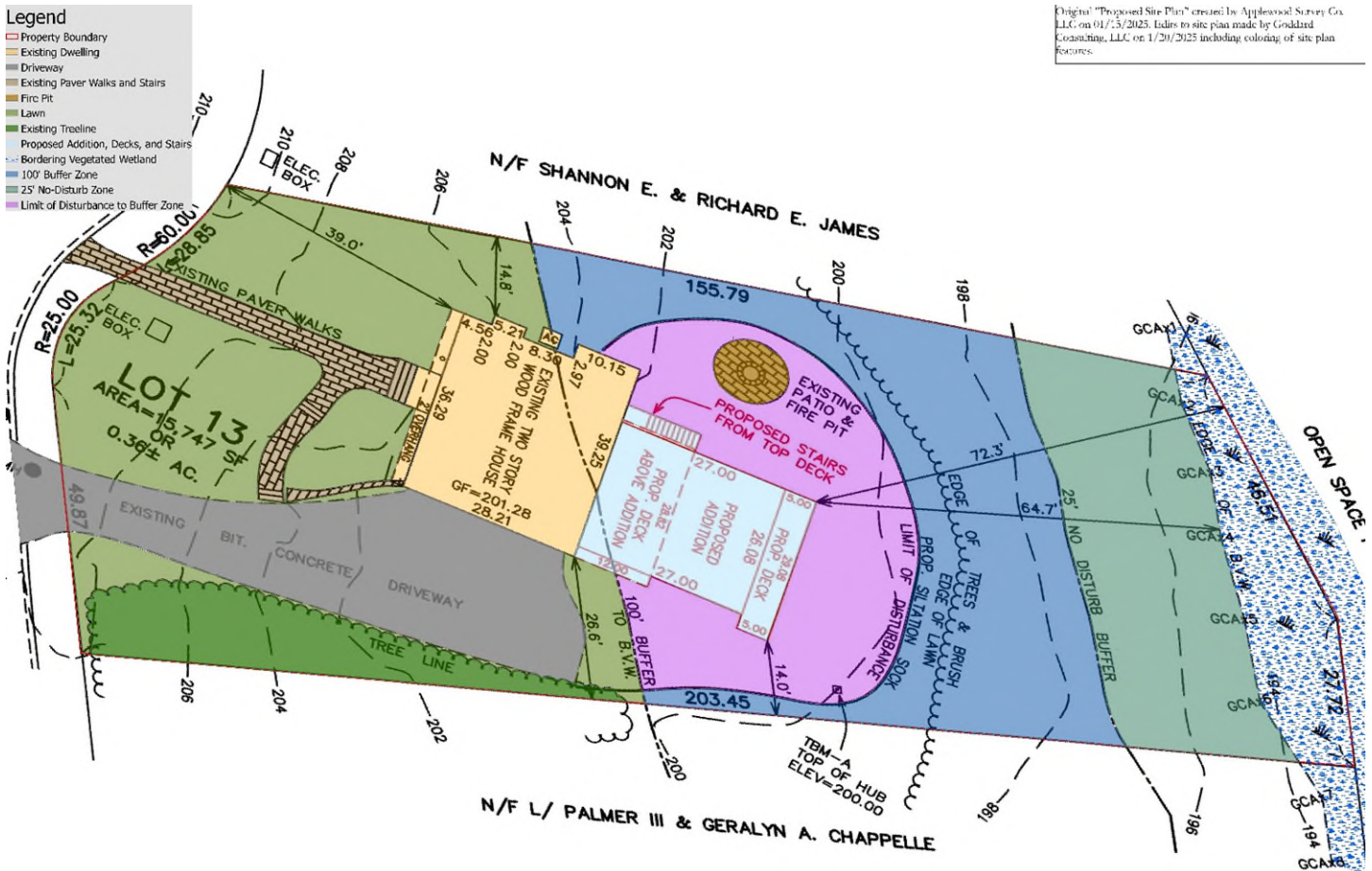
The work proposed in this project is not within resource areas protected by the Wetlands Protection Act. Work within the 100-foot buffer zones cast off from adjacent Bordering Vegetated Wetlands (BVW) is being proposed. The project has been designed to minimize Buffer Zone & BVW impacts to the extent practicable. Table 1 below outlines impacts to the various buffer zones on site.

Table 1. This table lays out the total proposed disturbance to the 100-foot buffer zone associated with Bordering Vegetated Wetlands. Reference Figure 2 for a visual representation.

Wetlands Protection Act Impact Area Calculations Table (in square feet)

Area on 0.36 Ac Development Site	Approximate Existing Square Footage
SF of total Bordering Vegetated Wetland (BVW) on site	1,025
SF of total 100' Buffer Zone on site	10,115
SF of total 25' No Disturb Zone on site	2,403

100-foot BVW Buffer Zone Disturbance on 0.36 Ac Development Site	Approximate Proposed Square Footage
SF of total proposed impervious work	1,017
SF of proposed impervious work in 100 ft Buffer Zone	955
Percentage Impacts to the total site 100' Buffer Zone.	9%
SF of total work to 25' No Disturb Zone	0
Percentage Impacts to the total site 25' No Disturb Zone	0%



Original "Proposed Site Plan" created by Applewood Survey Co. LLC on 01/15/2025. Refer to site plan made by Goddard Consulting, LLC on 1/20/2025 including coloring of site plan features.

Figure 2. This figure shows a visual of the proposed addition, decks, stairs, and impact to the 100-foot buffer zone on-site.

4.1 BUFFER ZONE (100-FOOT)

The WPA Regulations do not contain performance standards for Buffer Zone Alteration (310 CMR 10.02(2)(b)). All reasonable efforts to avoid, minimize and mitigate adverse impacts on the Buffer Zone have been considered. Approximately 955-sf of new impervious surface is proposed within the 100-foot Buffer Zone. Silt sock will be placed around the limit of work during construction. There is no impact to the 25' No Disturb Zone or the Bordering Vegetated Wetland. Reference Table 1 and Figure 2 for buffer zone impacts.

5.0 CONCLUSION

In summary, Goddard Consulting believes that the proposed project will not have any adverse impacts on the interests identified in the Wetlands Protection Act and the Ashland Wetlands Protection Bylaw. The project has been designed with sensitivity to the resource areas on site. The proposed project meets all regulatory compliance standards under the Wetlands Protection Act; therefore, Goddard Consulting respectfully requests that the Ashland Conservation Commission issue an Order of Conditions approving the project.

Please feel free to contact us if you have any questions about this Notice of Intent submission.

Sincerely,
Goddard Consulting, LLC



Tom Schutz, WPIT, WSA
Wetland Scientist



Sophie Esdale
Wetland Scientist

CC: Carlos Hanzi, Evolution Developments, LLC, 128 Main Street, Ashland, MA 01721
Thiago Godoi, 15 Tyler Lane, Ashland, MA 01721
MassDEP Northeast Regional Office, 150 Presidential Way, Woburn, MA 01801

Appendix A


Abutter Information

Janaury 21, 2025

To The Conservation Commission
15 Tyler Lane
Thiago Godoi
Abutters To Map 15 Parcel 59

PARCEL ID	PARCEL ADDRESS	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
014/015.0-0036-0000.0	20 TYLER LN	MATHIEU CHRISTOPHER	IVERSON KATHERINE	20 TYLER LN	ASHLAND	MA	01721
014/015.0-0047-0000.0	34 HIGLEY RD	STEWART MATTHEW C		34 HIGLEY RD	ASHLAND	MA	1721
014/015.0-0048-0000.0	26 HIGLEY RD	KINNEY JOHN F	TRUSTEE OF 26 HIGLEY STREET NOMINEE TRUST	26 HIGLEY RD	ASHLAND	MA	01721
014/015.0-0054-0000.0	0 TYLER LN	NOBILINI DAVID D & PIECEWICZ STANLEY A J	TRS OF PARKHURST ACRES RLTY TR	36 CHECKERBERRY LN	FRAMINGHAM	MA	01701
014/015.0-0057-0000.0	7 TYLER LN	BARSTOW CYNTHIA E & METRO RONALD A	TRUSTEES CYNTHIA E BARSTOW 2013 TR	7 TYLER LN	ASHLAND	MA	01701
014/015.0-0058-0000.0	11 TYLER LN	CHAPPELLE L PALMER III	GERALYN A CHAPPELLE	11 TYLER LN	ASHLAND	MA	01701
014/015.0-0060-0000.0	19 TYLER LN	JAMES SHANNON E	RICHARD E JAMES	19 TYLER LN	ASHLAND	MA	01701
014/015.0-0061-0000.0	14 TYLER LN	SCHAEFER RACHEL J	KI RAYMOND H	14 TYLER LN	ASHLAND	MA	01701
014/015.0-0062-0000.0	4 TYLER LN	GROARK MICHAEL	HANNEN LAURA	4 TYLER LN	ASHLAND	MA	01721
014/015.0-0064-0000.0	0 NIKKI TERRACE	TOWN OF ASHLAND		101 MAIN ST	ASHLAND	MA	01721

The above reflects the latest information available on our records.



Terry Capen
Senior Clerk



Date

10 parcels/abutters



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 Carlos Hanzi, Evolution Developments, LLC

The proposed project is located at 15 Tyler Lane, Ashland, MA 01721
in Ashland, Massachusetts. The proposed project is:

The construction of an addition, an upper deck, a lower deck, and a staircase onto an existing single-
family house and the removal of an existing deck, staircase, and paver patio within the 100-foot
Buffer Zone. Approximately 955-sf of new impervious surface is proposed within the 100-foot
Buffer Zone. No work is proposed within the Bordering Vegetated Wetland or No-Disturb Zone.

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, February 10th, 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.



Town of Ashland M A S S A C H U S E T T S

Conservation Commission

Affidavit of Service

I, Tom Schutz, hereby certify under the pains and penalties of perjury that on 01/22/2025, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and 310 CMR 10.00, and Chapter 280 of the Ashland Town Code in connection with a Notice of Intent permit application, filed under the Wetlands Protection Act, and the Ashland Wetlands Protection Bylaw by the applicant, Carlos Hanzi, Evolutions Development, LLC. Said permit application was filed with the Ashland Conservation Commission on 01/22/2025 for property located at 15 Tyler Lane, in Ashland, Massachusetts.

Tom Schutz
Name

01/22/2025
DATE


Signature

01/22/2025
DATE



Appendix B

Wetland Information

Wetland Border Report

Site Locus: 15 Tyler Lane, Ashland MA 01721

Prepared for: Carlos Hanzi, Evolution Developments, LLC

Prepared by: Goddard Consulting LLC, 291 Main St, Suite 8, Northborough MA 01532

Date: 11/06/2024

INTRODUCTION

On November 6th, 2024, wetland resources were delineated for Carlos Hanzi on land located on or near 15 Tyler Lane, Ashland MA (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

The titles of attached documents are as follows:

- DEP Bordering Vegetated Wetland Determination Form, 11/5/2024
- Orthophoto of Locus Site, Goddard Consulting LLC., 11/5/2024
- Sketch of Wetland Delineation, Goddard Consulting LLC., 11/6/2024
- Soils Map of Locus Site, Goddard Consulting LLC., 11/5/2024
- NRCS Soil Map – Worcester County, Massachusetts, accessed 11/6/2024
- FEMA Map of Locus Site, Goddard Consulting LLC., 11/5/2024
- USGS of Locus Site, Goddard Consulting LLC, 11/5/2024

SUMMARY OF FINDINGS

The Bordering Vegetated Wetland (BVW) on-site was delineated with flag series GCA1-GCA8. The sampling point for the BVW determination took place near flag GCA5.

Vegetation upgradient of the BVW consists of red maple/*Acer rubrum* (FAC), American elm/*Ulmus americana* (FACW), green brier/*Smilax rotundifolia* (FAC), common buckthorn/*Rhamnus cathartica* (FAC), and Japanese barberry/*Berberis thunbergia* (FACU). Vegetation downgradient of the BVW consists of red maple/*Acer rubrum* (FAC), green ash/*Fraxinus pennsylvanica* (FACW), Northern spicebush/*Lindera benzoin* (FACW), winterberry/*Ilex verticillate* (FACW), Japanese barberry/*Berberis thunbergia* (FACU), green brier/*Smilax rotundifolia* (FAC), common buckthorn/*Rhamnus cathartica* (FAC), skunk cabbage/*Symplocarpus foetidus* (OBL), cinnamon fern/*Osmundastrum cinnamomeum* (FACW), sedges/*Carex spp.* (FACW), oriental bittersweet/*Celastrus orbiculatus* (FACU), and fox grape/*Vitis labrusca* (FACU).

Soils identified on the property include silt loam. In the upland soil sample, soil with the consistency of silt loam colored 7.5YR2.5/2 was found from 0-4". From 4-12" in the upland soil sample, soil with the consistency of silt loam colored 10YR3/6 was found followed by restrictive rock at a depth of 12". In the wetland soil sample, soil with the consistency of silt loam colored 10YR2/2 was found from 0-10". From 10-12" in the wetland soil sample, soil with the consistency of silt loam colored 10YR6/2 was found followed by restrictive rock at a depth of 12". More detailed information about soils is included in the attached NRCS Soil Map and the DEP Bordering Vegetated Wetland Determination Forms.

According to the MassGIS data layers for the Natural Heritage & Endangered Species Program (NHESP), the locus site is not located within Estimated and/or Priority Habitat of Rare Wildlife or an Area of Critical Environmental Concern (ACEC). The site is not located in an Outstanding Resource Waters Area (ORW). The site does not fall within the jurisdictional FEMA Flood Zone. There are no mapped certified or potential vernal pools on site.

The MA Wetlands Protection Act and the Town of Ashland take jurisdiction over Bordering Vegetated Wetlands (BVW). The delineated BVW has a jurisdictional 100-foot Buffer Zone that casts onto the locus site.

Any work within these resource areas including the 100-foot Buffer Zones requires a Request for Determination (RDA) or Notice of Intent (NOI) to be filed with the Ashland Conservation Commission.

DESCRIPTION OF REGULATED INLAND RESOURCE AREA

The table below provides the regulatory jurisdiction, flag numbers/colors, and wetland types and locations for the resource areas delineated.

Resource Area	Regulatory Jurisdiction	Flag Numbers and Color	Wetland Types and Locations
Bordering Vegetated Wetland (BVW)	BVW & 100-foot Buffer Zone	GCA1-GCA8 (Blue flags)	The boundary of BVW located at the west of the site.

SITE PHOTOS



Photo 1. Photo taken on 11/6/2024 near flag GCA5 facing southwest of the property.



Photo 2. Photo taken on 11/6/2024 facing downgradient of the BVW.



Photo 3. Photo taken on 11/6/2024 near flag GCA5 facing upgradient of the BVW.



Photo 4. Photo taken on 11/6/2024 of a soil profile taken upgradient of flag GCA5.



Photo 5. Photo taken on 11/6/2024 of a soil profile taken downgradient of flag GCA5.

Sincerely,
Goddard Consulting, LLC



Tom Schutz, WPIT, WSA
Wetland Scientist



Kristina McEvoy
Wetland Scientist



Sophie Esdale
Wetland Scientist

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 15 Tyler Lane City/Town: Ashland Sampling Date: 11/6/2024
 Applicant/Owner: Carlos Hanzi, Evolution Developments, LLC Sampling Point or Zone: GCA5
 Investigator(s): Kristina McEvoy, Sophie Esdale Latitude/Longitude: 42.262671°N, 71.438619°W
 Soil Map Unit Name: Narragansett silt loam NWI or DEP Classification: Freshwater forested/shrub wetland

UPGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)
 Are Vegetation , Soil , or Hydrology significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation , Soil , or Hydrology naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc

Wetland vegetation criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Hydric Soils criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Wetlands hydrology present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Remarks, Photo Details, Flagging, etc.:					
Invasives					

HYDROLOGY

Field Observations:				
Surface Water Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Depth (in)	
Water Table Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Depth (in)	
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Depth (in)	
Wetland Hydrology Indicators				
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water		
<input type="checkbox"/> Water-stained leaves	<input type="checkbox"/> Hydrological records	<input type="checkbox"/> Direct observation of inundation		
<input type="checkbox"/> Evidence of aquatic fauna	<input type="checkbox"/> Free water in a soil test hole	<input type="checkbox"/> Drainage patterns		
<input type="checkbox"/> Iron deposits	<input type="checkbox"/> Saturated soil	<input type="checkbox"/> Drift lines		
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/> Water marks	<input type="checkbox"/> Scoured areas		
<input type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits		
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks		
<input type="checkbox"/> Plants with air-filled tissue (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input type="checkbox"/> Sparsely vegetated concave surface		
<input type="checkbox"/> Plants with polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief		
<input type="checkbox"/> Plants with floating leaves	<input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)		
Hydrogen sulfide odor				
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):				

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size 30'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Red Maple	Acer rubrum	FAC	38.0%	X	X	78.4%
2	American Elm	Ulmus americana	FACW	10.5%	X	X	21.6%
3							
4							
5							
6							
7							
8							
9							

48.5% =Total Cover

Shrub/Sapling Stratum Plot size 15'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Green brier	Smilax rotundifolia	FAC	63.0%	X	X	56.5%
2	Common Buckthorn	Rhamnus cathartica	FAC	38.0%	X	X	34.1%
3	Japanese Barberry	Berberis thunbergii	FACU	10.5%			9.4%
4							
5							
6							
7							
8							
9							

111.5% =Total Cover

Herb Stratum Plot size 5'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							

0.0% =Total Cover

VEGETATION – continued.

Woody Vine Stratum Plot size <u>30'</u>							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Green brier	Smilax rotundifolia	FAC	10.5%	X	X	100.0%
2							
3							
4							
				10.5%	=Total Cover		

Rapid Test:		Do all dominant species have an indicator status of OBL or FACW?		Yes	X	No	
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species?			
	5	5		Yes	X	No	
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result			
	OBL species	0%	x1	=	0%		
	FACW species	11%	x2	=	21%		
	FAC species	150%	x3	=	449%		
	FACU species	11%	x4	=	42%		
	UPL species	0%	x5	=	0%		
	Column Totals (A)	171%		(B)	512%		
Prevalence Index		B/A=	3.00	Is the Prevalence Index ≤ 3.0?			
				Yes	X	No	
Wetland vegetation criterion met? Yes X No							

Definitions of Vegetation Strata

- Tree Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub/Sapling Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)							
Depth (inches)	Matrix		Redox Features			Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹		
0-4"	7.5YR2.5/2	100					Silt Loam
4-12"	10YR3/6	100					Silt Loam

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> Polyvalue Below Surface (S8)	
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Thin Dark Surface (S9)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Mesic Spodic (A17)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (F21)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Depleted Dark Surface (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)	
<input type="checkbox"/> Dark Surface (S7)		<input type="checkbox"/> Other (Include Explanation in Remarks)	

Restrictive Layer (if observed) Type: Rock Depth (inches): 12"

Remarks

Hydric Soils criterion met? Yes No X

VEGETATION – Use both common and scientific names of plants.

Tree Stratum		Plot size <u>30'</u>					
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Red Maple	Acer rubrum	FAC	38.0%	X	X	92.7%
2	Green Ash	Fraxinus pennsylvanica	FACW	3.0%		X	7.3%
3							
4							
5							
6							
7							
8							
9							

41.0% =Total Cover

Shrub/Sapling Stratum		Plot size <u>15'</u>					
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Northern Spicebush	Lindera benzoin	FACW	38.0%	X	X	38.0%
2	Winterberry	Ilex verticillata	FACW	38.0%	X	X	38.0%
3	Japanese Barberry	Berberis thunbergii	FACU	10.5%			10.5%
4	Green brier	Smilax rotundifolia	FAC	10.5%		X	10.5%
5	Common Buckthorn	Rhamnus cathartica	FAC	3.0%		X	3.0%
6							
7							
8							
9							

100.0% =Total Cover

Herb Stratum		Plot size <u>5'</u>					
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Skunk Cabbage	Symplocarpus foetidus	OBL	20.5%	X	X	60.3%
2	Cinnamon Fern	Osmundastrum cinnamomeum	FACW	10.5%	X	X	30.9%
3	Sedges	Carex spp.	FACW	3.0%		X	8.8%
4							
5							
6							
7							
8							
9							
10							
11							
12							

34.0% =Total Cover

VEGETATION – continued.

Woody Vine Stratum Plot size <u>30'</u>							
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Oriental Bittersweet	Celastrus orbiculatus	FACU	3.0%	X		50.0%
2	Fox Grape	Vitis labrusca	FACU	3.0%	X		50.0%
3							
4							
				6.0%	=Total Cover		

Rapid Test:		Do all dominant species have an indicator status of OBL or FACW?		Yes		No	X
Dominance Test:	Number of dominant species	Number of dominant species that are		Do wetland indicator plants make			
	7	5		Yes	X	No	
Prevalence Index:		Total % Cover	Multiply by:	Result			
	OBL species	21%	x1	=	21%		
	FACW species	93%	x2	=	185%		
	FAC species	52%	x3	=	155%		
	FACU species	17%	x4	=	66%		
	UPL species	0%	x5	=	0%		
	Column Totals (A)	181%			(B)	426%	
Prevalence Index		B/A= 2.35		Is the Prevalence Index ≤ 3.0?			
				Yes	X	No	
Wetland vegetation criterion met? Yes X No							

Definitions of Vegetation Strata

- Tree Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub/Sapling Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)							
Depth (inches)	Matrix		Redox Features			Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹		
0-10"	10YR2/2	100					Silt Loam
10-12"	10YR6/2	100					Silt Loam Organic

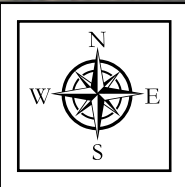
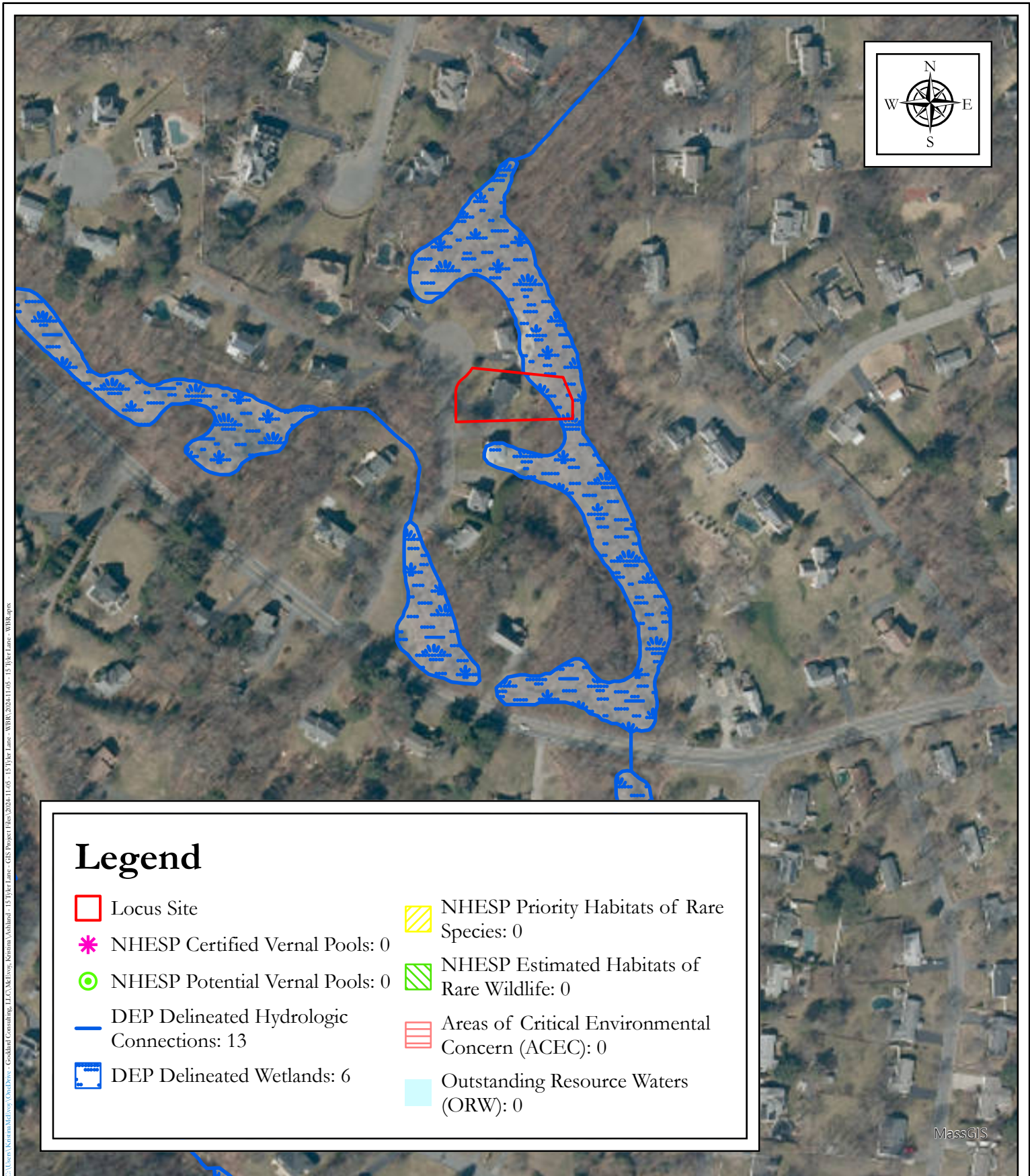
¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> Polyvalue Below Surface (S8)	
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Thin Dark Surface (S9)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Mesic Spodic (A17)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (F21)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Depleted Dark Surface (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)	
<input type="checkbox"/> Dark Surface (S7)		<input type="checkbox"/> Other (Include Explanation in Remarks)	

Restrictive Layer (if observed) Type: Rock Depth (inches): 12"

Remarks

Hydric Soils criterion met? Yes X No



Legend

- Locus Site
- ✱ NHESP Certified Vernal Pools: 0
- ⊙ NHESP Potential Vernal Pools: 0
- DEP Delineated Hydrologic Connections: 13
- DEP Delineated Wetlands: 6
- NHESP Priority Habitats of Rare Species: 0
- NHESP Estimated Habitats of Rare Wildlife: 0
- Areas of Critical Environmental Concern (ACEC): 0
- Outstanding Resource Waters (ORW): 0

MassGIS



Orthophoto of Locus Site

0 150 300 Feet 1" = 300'

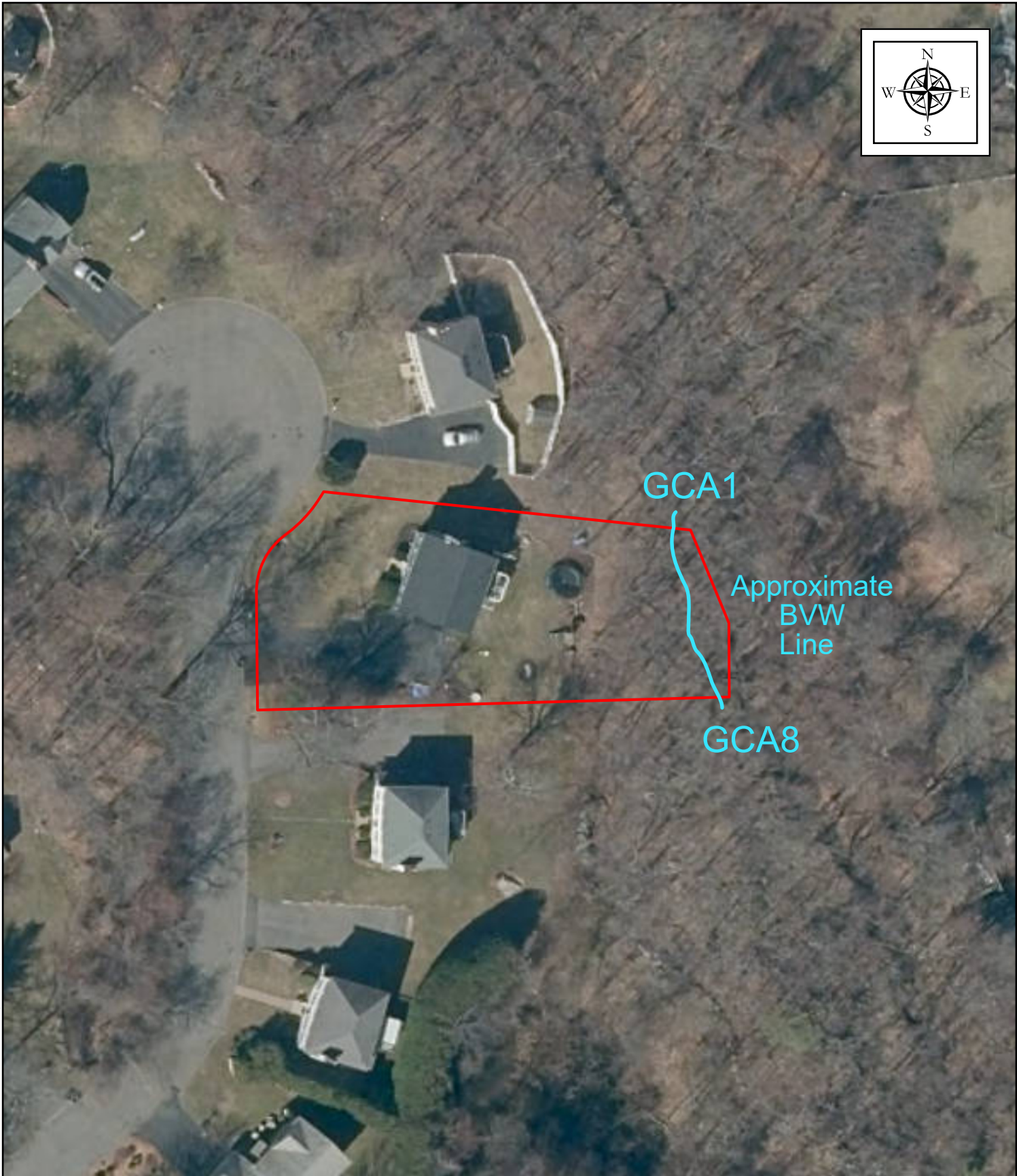
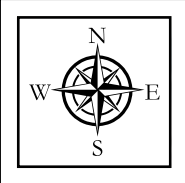
71.4389665°W, 42.2615808°N

Date: 11/05/2024

15 Tyler Lane
Ashland, MA 01721

Parcel ID: 14/15-59

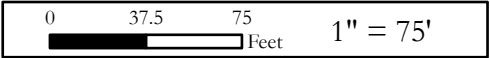
Figure 2



C:\Users\Kaitiana\Documents\Goddard Consulting, LLC\Projects\2024\1105 - 15 Tyler Lane - WBR\2024\1105 - 15 Tyler Lane - WBR.aprx



Sketch of Wetland Delineation



71.4389537°W, 42.2625424°N

Date: 11/06/2024

15 Tyler Lane
Ashland, MA 01721

Parcel ID: 14/15-59

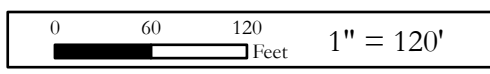


C:\Users\Korinna.McEvoy\OneDrive - Goddard Consulting, LLC\My Files\2024\11-05 - 15 Tyler Lane - WBR\202411-05 - 15 Tyler Lane - WBR.aprx

MassGIS



**NRCS Soil Survey
of Locus Site**



71.4389799°W, 42.2625294°N

Date: 11/05/2024

15 Tyler Lane
Ashland, MA 01721

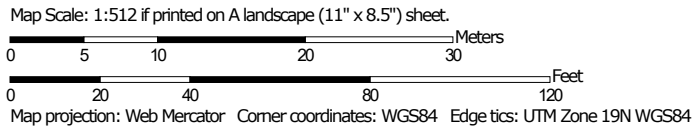
Parcel ID: 14/15-59

Figure 4

Soil Map—Middlesex County, Massachusetts




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts
 Survey Area Data: Version 24, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

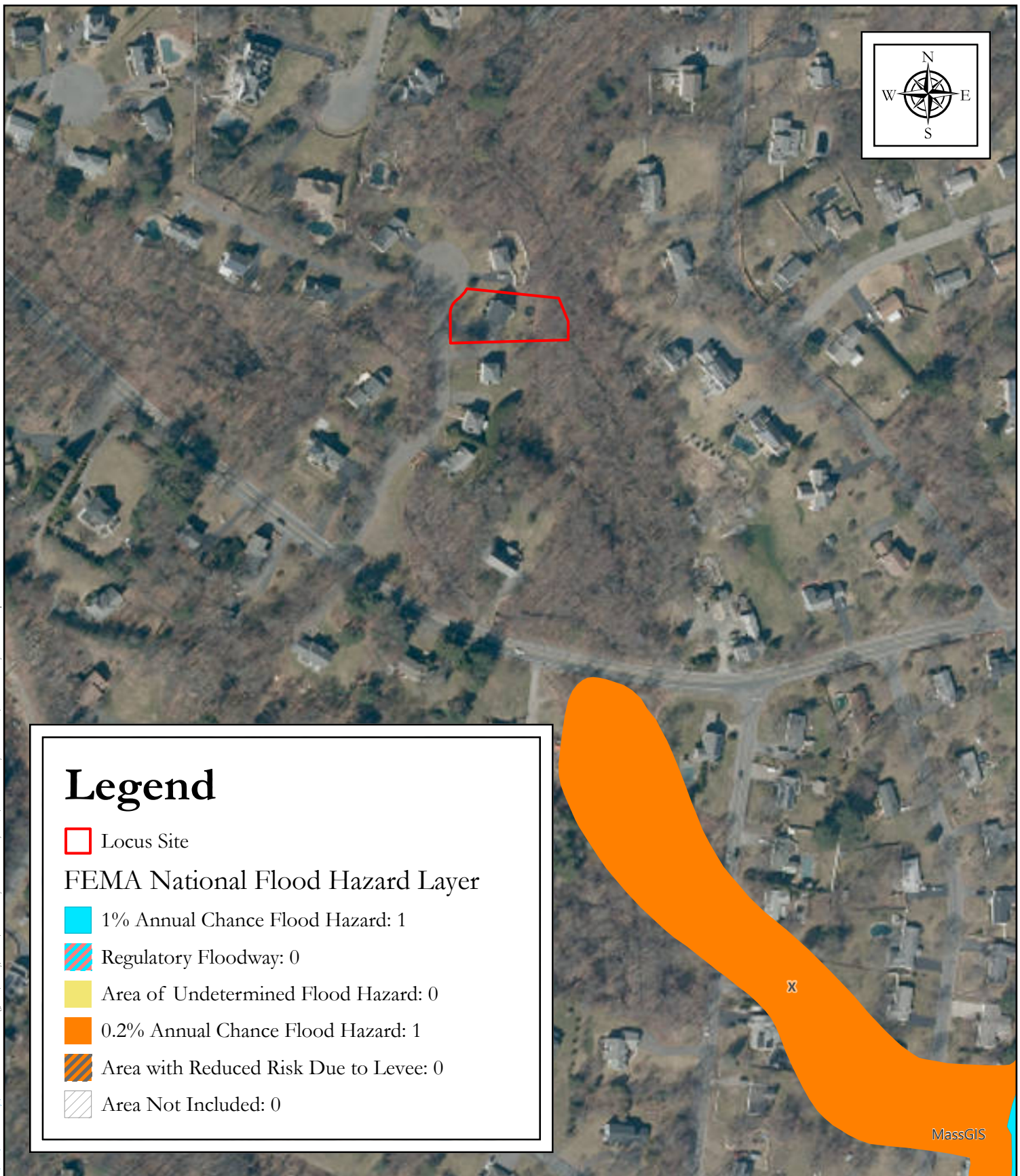
Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.








Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
73B	Whitman fine sandy loam, 0 to 3 percent slopes, extremely stony	0.4	42.5%
416B	Narragansett silt loam, 3 to 8 percent slopes, very stony	0.5	57.5%
Totals for Area of Interest		0.9	100.0%

C:\Users\Korinna.Helton\OneDrive - Goddard Consulting, LLC\MapDocs\Korinna\Ashland - 15 Tyler Lane - GIS Project Files\2024\11-05 - 15 Tyler Lane - WBR.aprx

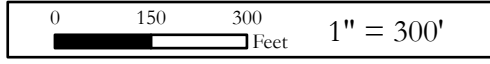


Legend

-  Locus Site
- FEMA National Flood Hazard Layer**
-  1% Annual Chance Flood Hazard: 1
-  Regulatory Floodway: 0
-  Area of Undetermined Flood Hazard: 0
-  0.2% Annual Chance Flood Hazard: 1
-  Area with Reduced Risk Due to Levee: 0
-  Area Not Included: 0



FEMA Flood Map of Locus Site



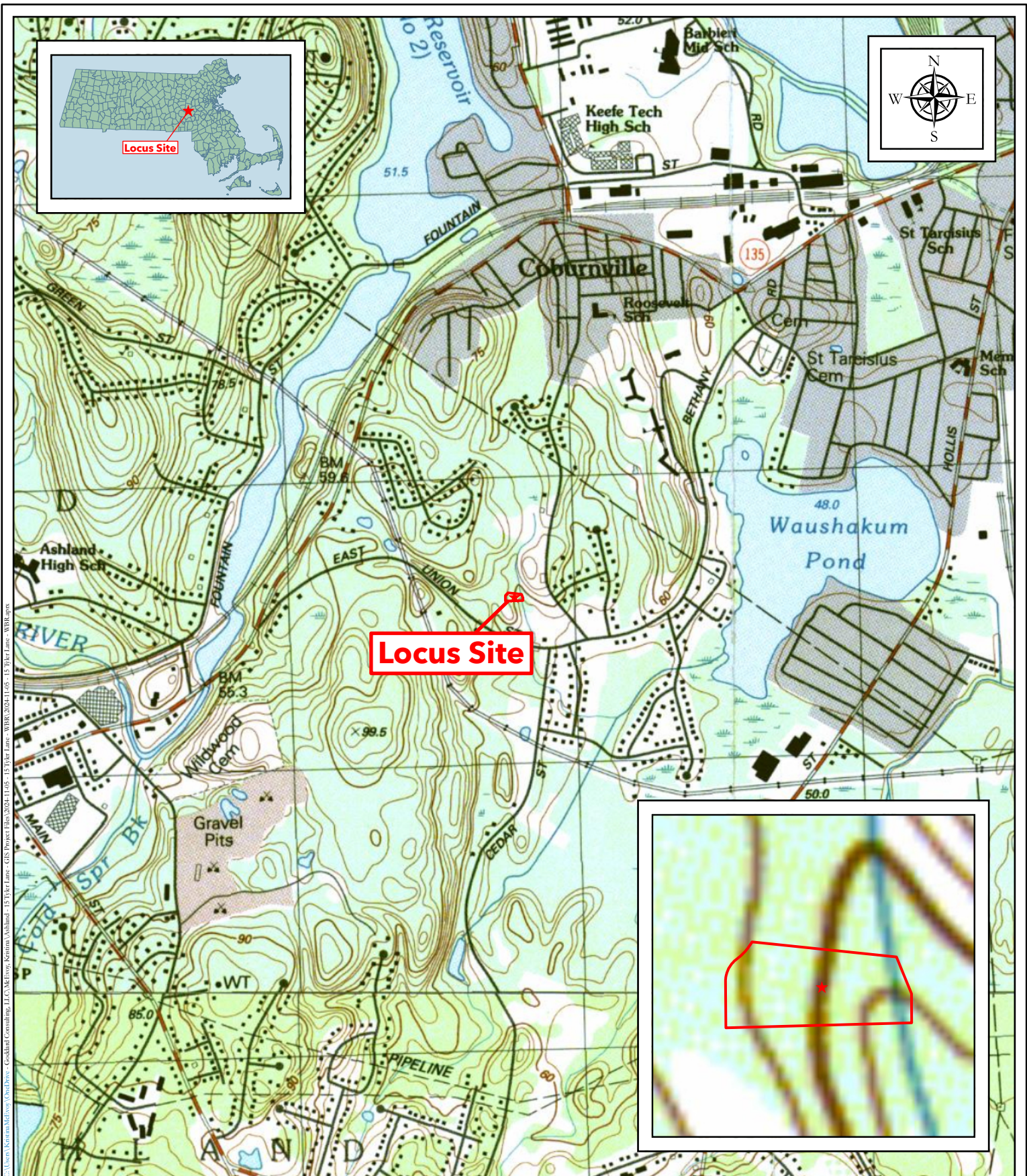
71.4389732°W, 42.2612414°N

Date: 11/05/2024

15 Tyler Lane
Ashland, MA 01721

Parcel ID: 14/15-59

Figure 3



© USGS, National Map Viewer, Open Data, © Goddard Consulting, LLC, © MeFoss, Scrum/Ashland - 15 Tyler Lane - GIS Project Files/2024/11/05 - 15 Tyler Lane - WBR/2024/11/05 - 15 Tyler Lane - WBR/2024/11/05



USGS of Locus Site



71.4389799°W, 42.2625294°N

Date: 11/05/2024

15 Tyler Lane
Ashland, MA 01721

Parcel ID: 14/15-59

Figure 1

Appendix C

Site Plans & Additional Materials

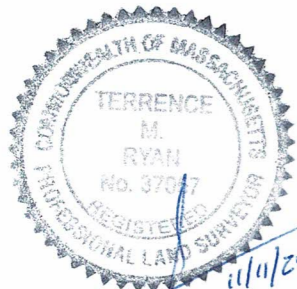
I CERTIFY THAT THE EXISTING HOUSE SHOWN CONFORMS TO THE DIMENSIONAL OFFSET REGULATIONS OF THE ASHLAND ZONING BYLAWS.

I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON ARE LOCATED IN A FEDERAL FLOOD HAZARD ZONE "X" - SUBJECT TO MINIMAL FLOODING (SOURCE: F.I.R.M. 25017C0514F).

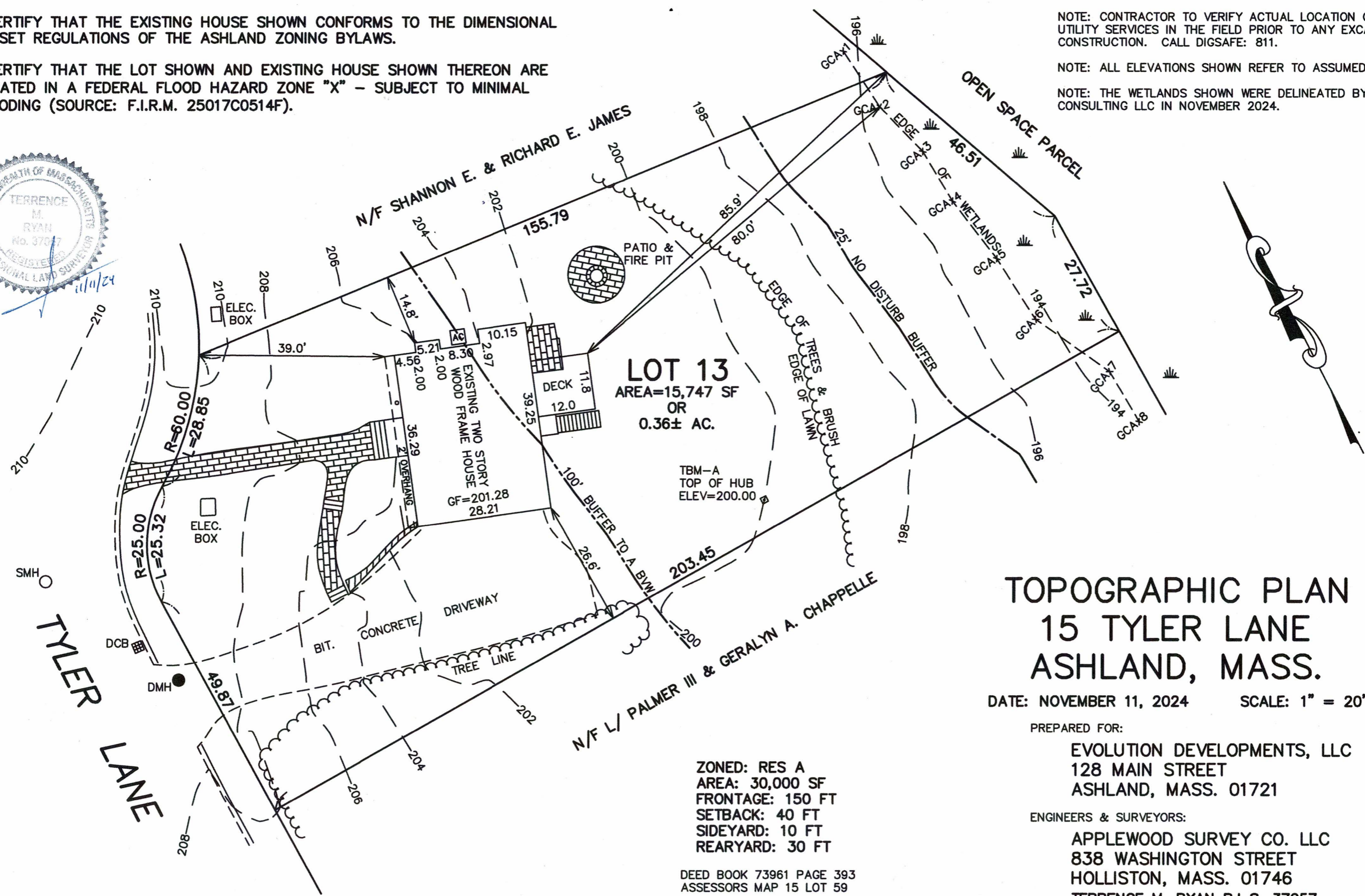
NOTE: CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CALL DIGSAFE: 811.

NOTE: ALL ELEVATIONS SHOWN REFER TO ASSUMED DATUM.

NOTE: THE WETLANDS SHOWN WERE DELINEATED BY GODDARD CONSULTING LLC IN NOVEMBER 2024.



11/11/24



LOT 13
 AREA=15,747 SF
 OR
 0.36± AC.

TBM-A
 TOP OF HUB
 ELEV=200.00

ZONED: RES A
 AREA: 30,000 SF
 FRONTAGE: 150 FT
 SETBACK: 40 FT
 SIDEYARD: 10 FT
 REARYARD: 30 FT

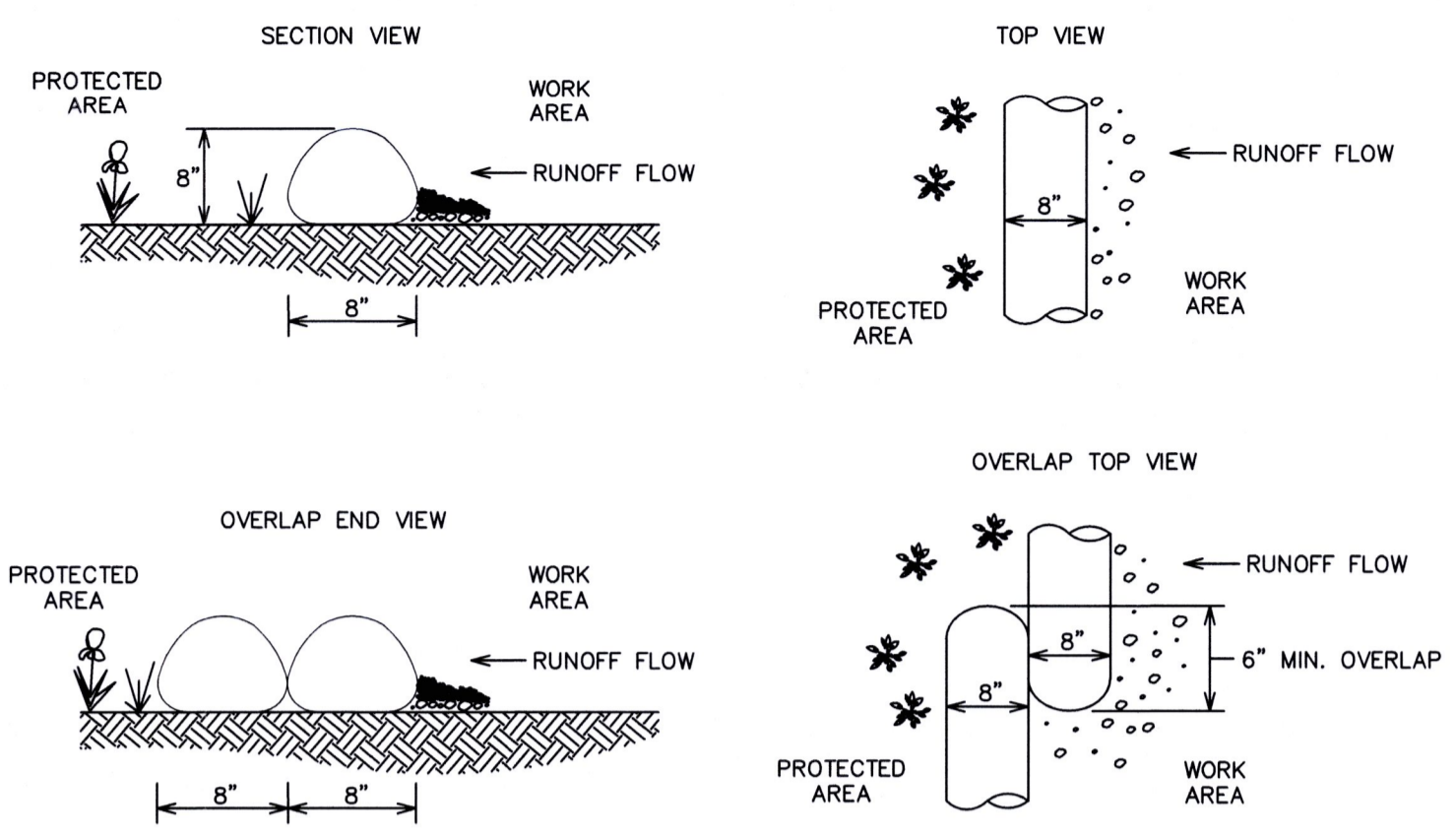
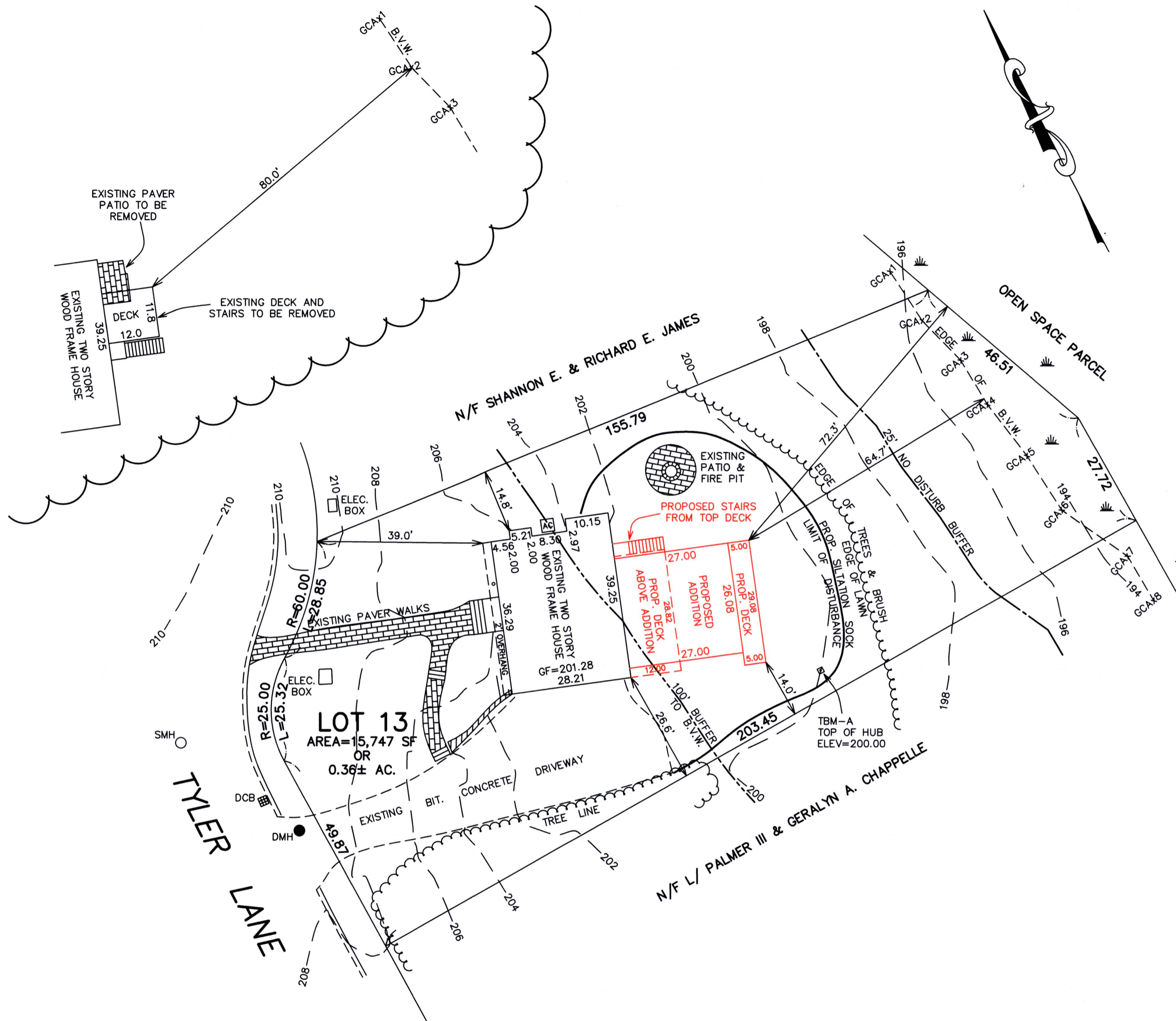
DEED BOOK 73961 PAGE 393
 ASSESSORS MAP 15 LOT 59

TOPOGRAPHIC PLAN 15 TYLER LANE ASHLAND, MASS.

DATE: NOVEMBER 11, 2024 SCALE: 1" = 20'

PREPARED FOR:
 EVOLUTION DEVELOPMENTS, LLC
 128 MAIN STREET
 ASHLAND, MASS. 01721

ENGINEERS & SURVEYORS:
 APPLEWOOD SURVEY CO. LLC
 838 WASHINGTON STREET
 HOLLISTON, MASS. 01746
 TERENCE M. RYAN R.L.S. 37057



SILT SOCK DETAIL
(NOT TO SCALE)

ZONED: RES A
 AREA: 30,000 SF
 FRONTAGE: 150 FT
 SETBACK: 40 FT
 SIDEYARD: 10 FT
 REARYARD: 30 FT

DEED BOOK 73961 PAGE 393
 ASSESSORS MAP 15 LOT 59

NOTE: THE AREA OF THE PROPOSED WORK
 WITHIN THE 100' BUFFER ZONE IS 876 SF.

NOTE: CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CALL DIGSAFE: 811.

NOTE: ALL ELEVATIONS SHOWN REFER TO ASSUMED DATUM.

NOTE: THE WETLANDS SHOWN WERE DELINEATED BY GODDARD CONSULTING LLC IN NOVEMBER 2024.

NOTE: THE SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY WORK AND SHALL REMAIN IN PLACE AND FUNCTIONAL UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED AGAINST EROSION.

NOTE: THE PROPOSED WORK SHOWN IS SUBJECT TO AN ORDER OF CONDITIONS FROM THE ASHLAND CONSERVATION COMMISSION TO WHICH THE CONTRACTOR SHALL REFER FOR ADDITIONAL REQUIREMENTS AND RESTRICTIONS.

I CERTIFY THAT THE EXISTING HOUSE SHOWN CONFORMS TO THE DIMENSIONAL OFFSET REGULATIONS OF THE ASHLAND ZONING BYLAWS.

I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON ARE LOCATED IN A FEDERAL FLOOD HAZARD ZONE "X" - SUBJECT TO MINIMAL FLOODING (SOURCE: F.I.R.M. 25017C0514F).



PROPOSED SITE PLAN 15 TYLER LANE ASHLAND, MASS.	
PREPARED FOR:	EVOLUTION DEVELOPMENTS, LLC 128 MAIN STREET ASHLAND, MASS. 01721
PROPERTY OF:	THIAGO GODOI 15 TYLER LANE ASHLAND, MASS. 01721
ENGINEERS & SURVEYORS:	 APPLEWOOD SURVEY CO. LLC 838 WASHINGTON STREET HOLLISTON, MASS, 01746 TERENCE M. RYAN R.L.S. 37057
DATE: JANUARY 15, 2025	SCALE: 1" = 20'