

Notice of Intent

66 West Union Street

**Ashland,
Massachusetts**

**Prepared for: Shawn Arnold
Ashland, Massachusetts**

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

March 2025

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

March 27, 2025

Greg Wands, Chairman
Ashland Conservation Commission
101 Main Street
Ashland, MA 01721

Re: Notice of Intent
66 West Union Street
Ashland, Massachusetts 01721

Dear Chairman Wands and Commissioners:

On behalf of the Applicant, Shawn Arnold, McArthur Environmental Consulting, LLC respectfully submits 2 copies of the attached Notice of Intent (NOI) for work previously performed at 66 West Union Street within the 200-foot Riverfront Area to an unnamed perennial stream, Bordering Land Subject to Flooding (BLSF), Bordering Vegetated Wetlands (BVW), and the 100-foot buffer zone to Bank and BVW. The work consisted of constructing a footbridge over the river and constructing a raised wooden building along the bank of the river and within the BVW on downed logs. The Applicant is proposing to replicate a 200 square foot wetland area adjacent to the disturbed BVW.

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

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

The total filing fee for this NOI is \$330.00 under the state regulations. A check made out to the Town of Ashland for \$177.50 (town's share of state filing fee) is enclosed. A check made out to the Commonwealth of Massachusetts for \$152.50 (state share of the filing fee) has been sent to the DEP lock box. A check for \$110.00 made out to the Town of Ashland is also included in this filing to cover the local filing fee. An electronic copy of this application will be emailed to your office.

Sincerely,


Susan McArthur, Wetland Scientist
McArthur Environmental Consulting, LLC

Attached: 2 NOI Packets, 2 Checks (\$177.50, \$110.00)

Cc: DEP Northeast Regional Office
Shawn Arnold, Applicant

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Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Ashland

City/Town

Important:

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



Note:

Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

66 West Union Street
a. Street Address

Ashland
b. City/Town

01721
c. Zip Code

Latitude and Longitude:
42.251340
d. Latitude

-71.470140
e. Longitude

0140190021200000
f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Shawn
a. First Name

Arnold
b. Last Name

c. Organization

66 West Union Street
d. Street Address

Ashland
e. City/Town

MA
f. State

01721
g. Zip Code

508-353-6017
h. Phone Number

i. Fax Number

sarnoldsfhbuyer@gmail.com
j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Susan
a. First Name

McArthur
b. Last Name

McArthur Environmental Consulting, LLC
c. Company

57 Eaton Road
d. Street Address

Framingham
e. City/Town

MA
f. State

01701
g. Zip Code

508-904-6440
h. Phone Number

i. Fax Number

mcarthurenvironmental@gmail.com
j. Email address

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

\$330.00
a. Total Fee Paid

\$152.50
b. State Fee Paid

\$177.50
c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

This is an after-the-fact NOI filing. The applicant built a shed and footbridge within wetland resource areas, Riverfront, BVW, Bank, and BLSF.

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

80607

c. Book

b. Certificate # (if registered land)

0491

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 checked="" type="checkbox"/> Bank	6 lf 1. linear feet	2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	154 sf 1. square feet	154 sf 2. square feet
c. <input checked="" type="checkbox"/> Land Under Waterbodies and Waterways	1.5 sf 1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	.79 sf 1. square feet 3. cubic feet of flood storage lost	0 2. square feet 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. Riverfront Area
 Unnamed Perennial Stream
 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: 87,611 sf
 square feet

4. Proposed alteration of the Riverfront Area:

<u>237 sf</u>	<u>237 sf</u>	<u>0</u>
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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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

August 2021
(MassGIS) _____

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

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

- c. Submit Supplemental Information for Endangered Species Review*

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

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

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

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

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

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



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

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) Vegetation cover type map of site

- (e) Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. Not applicable – project is in inland resource area only b. Yes No

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

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

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

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

D. Additional Information

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

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

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

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

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



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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.

Existing Conditions Plan

a. Plan Title

Applewood Survey Co., LLC

Terrance M. Ryan, R.L.S.

b. Prepared By

c. Signed and Stamped by

January 29, 2025

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2273004444

2/12/2025

2. Municipal Check Number

3. Check date

2273004445

2/12/2025

4. State Check Number

5. Check date

Shawn

Arnold

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
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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.

Susan McArthur for Shawn Arnold
1. Signature of Applicant

03/27/2025
2. Date

3. Signature of Property Owner (if different)

4. Date
03/27/2025

Susan McArthur
5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



Town of Ashland

MASSACHUSETTS

CONSERVATION COMMISSION

Applicant Checklist for NOI/ANRAD/ANOI

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

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

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

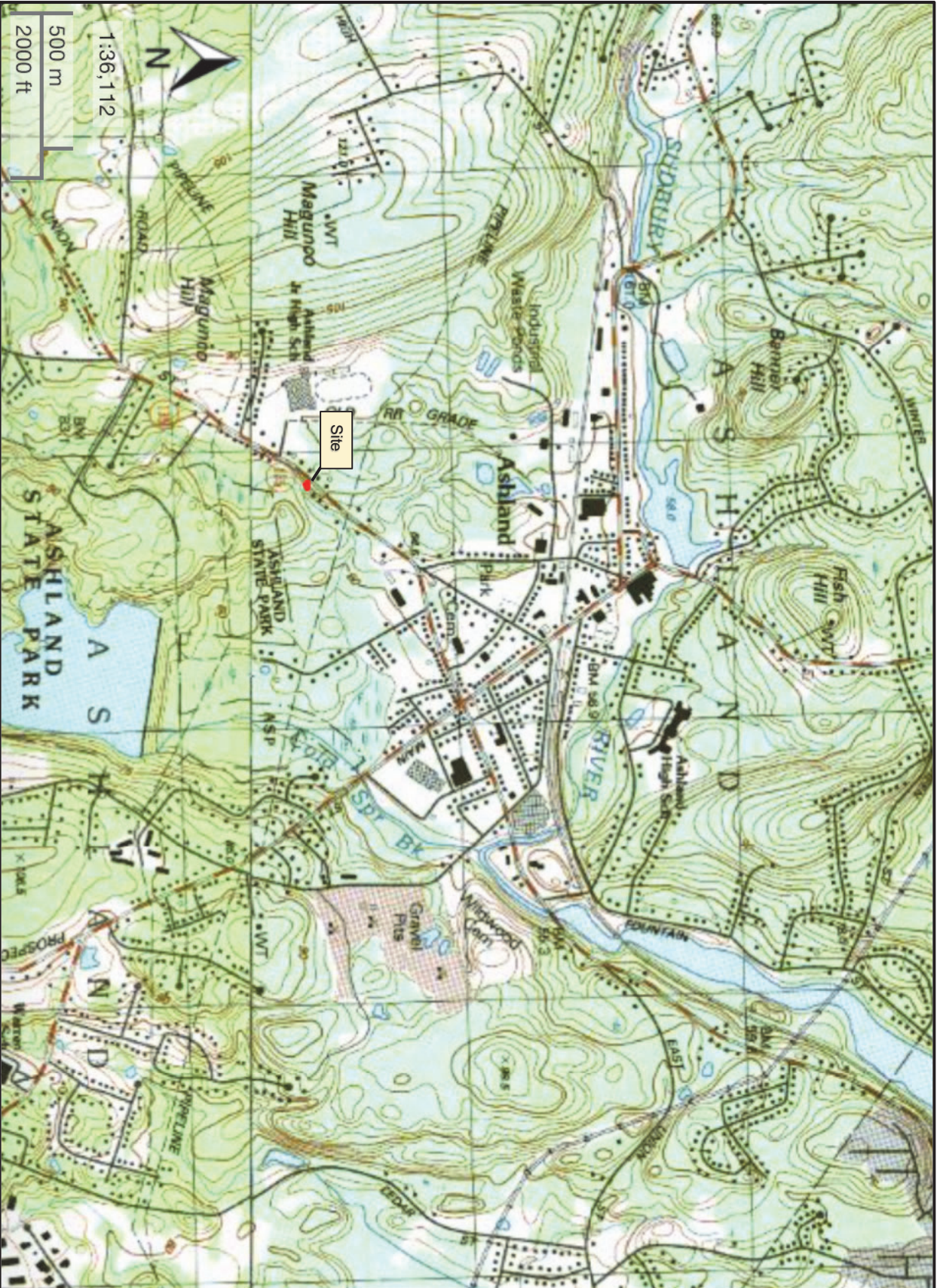


Figure 1 - Site Locus Map

66 West Union Street
Ashland, Massachusetts

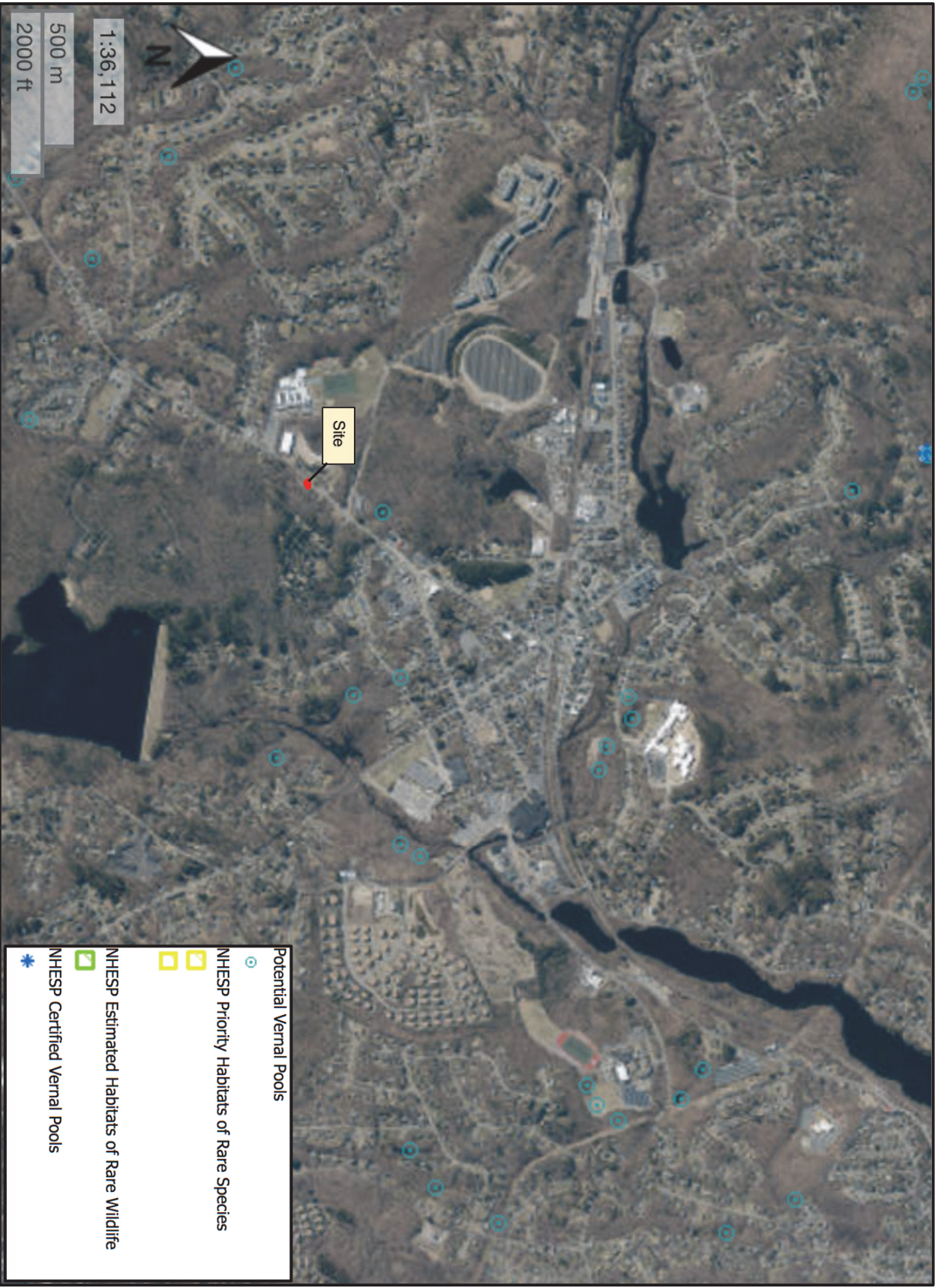


Figure 2 – Natural Heritage and Endangered Species Map
 66 West Union Street
 Ashland, Massachusetts

National Flood Hazard Layer FIRMette



71°28'34"W 42°15'20"N

Legend

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

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

	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
--	---

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

OTHER AREAS OF FLOOD HAZARD

	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs Area of Undetermined Flood Hazard Zone D

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

OTHER AREAS GENERAL STRUCTURES

	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5 Coastal Transect

	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

OTHER FEATURES

	Digital Data Available
	No Digital Data Available
	Unmapped

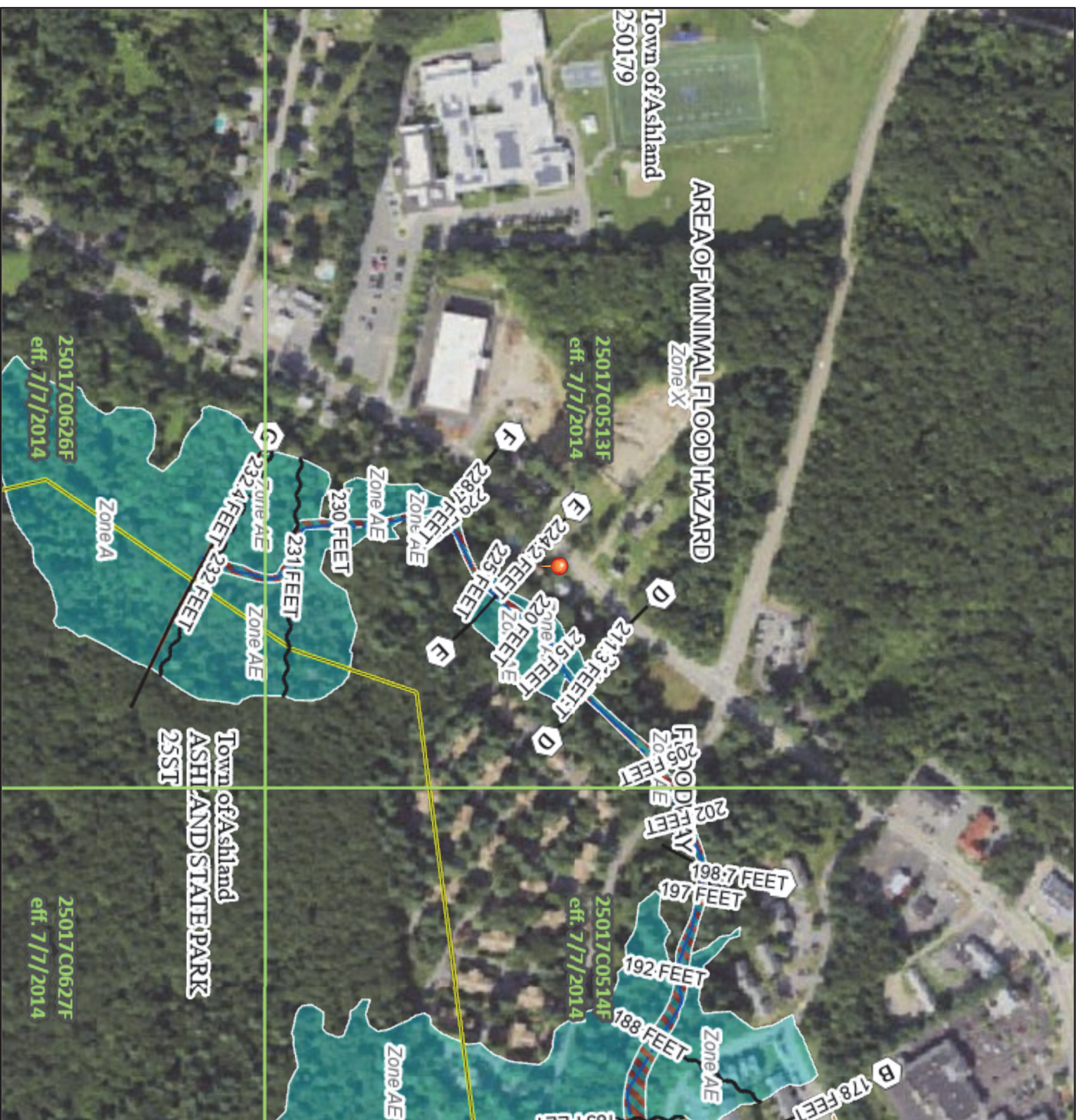
MAP PANELS

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/8/2024 at 12:01 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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

1:6,000

Basemap Imagery Source: USGS National Map 2023

71°27'56"W 42°14'53"N

Introduction

This Notice of Intent is being filed under the Massachusetts Wetlands Protection Act (WPA) and the Town of Ashland's Wetlands Protection Bylaw (Chapter 280) for after-the-fact work and proposed mitigation at 66 West Union Street in Ashland, Massachusetts. Work has occurred within the state regulated Bank, Land Under Waterbodies and Waterways, 200-foot Riverfront Area, Bordering Vegetated Wetlands (BVW), Bordering Land Subject to Flooding, the 100-foot buffer zone to BVW and Bank, and the locally regulated 25-foot buffer zone. The Applicant, not aware of the Massachusetts Wetlands Protection Act, constructed a shed and footbridge within these resource areas. The Applicant is proposing to leave the shed and footbridge in place but provide mitigation to compensate for the after-the-fact work. As a single-family home project, it is not subject to the Massachusetts Stormwater Regulations.

Existing Conditions

The subject property is located at 66 West Union Street (Route 135), in Ashland, Massachusetts (Figure 1). The property lies just north of Ashland State Park, approximately .82 miles northeast of the Town of Hopkinton boundary, and .59 miles south of the Framingham/Worcester commuter rail line. It is surrounded by residential properties to the north and east, and town owned land to the west and south. The parcel is listed on the Ashland Assessor's database as Parcel ID#0140190021200000. The 3.35-acre lot contains a single-family home, a paved driveway, a fenced-in area of the yard containing a garden, a raised back deck, and stairs leading down the back slope to a stream and the forested portion of the property. Topography at the site is fairly level near the house at elevation 242 feet, but steeply slopes at the rear of the lawn to elevation 230 feet at the edge of a stream.

Wetland Resource Areas

An unnamed stream flows through the backyard of the subject property in a northeasterly direction. This stream is shown on the USGS maps as intermittent however, according to the USGS StreamStats application, this stream is perennial (see attached StreamStats Report). (For the purposes of this application, it is presumed that the stream is perennial, thus having a Riverfront Area.) The river is strewn with large boulders throughout its channel. A small area of Bordering Vegetated Wetland is located on the south side of the stream. On October 26, 2024, the Bank of the stream and an adjacent Bordering Vegetated Wetland was delineated at the subject property. Along the Bank of the stream, consecutively numbered blue flagging was hung [B1-100 to B1-109 on the south side and B2-100 to B2-109 on the north side]. Bordering Vegetated Wetlands were delineated along the south side of the stream with consecutively numbered pink flagging WF1-100 to WF1-104. Dominant vegetation within this area consists of river birch (*Betula nigra*), common winterberry (*Ilex verticillata*), American witch hazel (*Hamamelis virginiana*), and royal fern (*Osmunda regalis*).

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

Riverfront Area

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

Bank

As defined by 310 CMR 10.54(2), Bank is “the portion of the land surface that normally abuts and confines a water body.” The upper boundary of a Bank is the first observable break in slope or the mean annual flood level, whichever is lower. Under the Ashland Wetlands By-law, a No Disturbance Zone exists for land within 25 feet of a Bank.

Land Under Waterbodies (LUWW)

As defined by 310 CMR 10.56(2), LUWW is the land beneath any creek, river, stream, pond or lake.

Bordering Vegetated Wetlands (BVW)

According to 310 CMR 10.55 (2), Bordering Vegetated Wetlands are freshwater wetlands that border on creeks, rivers, streams, ponds, and lakes. The boundary of BVW is determined by 50 percent or more wetland indicator plants, and evidence of hydric soils. A 100-foot buffer extends from the boundary of a BVW. Under the Ashland Wetlands By-law, a No Disturbance Zone exists for land within 25 feet of a BVW.

Bordering Land Subject to Flooding (BLSF)

As defined in 310 CMR 10.57 (2) Bordering Land Subject to Flooding is “an area with low flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds, or lakes. It extends from the banks of these waterways and water bodies; where a bordering vegetated wetland occurs, it extends from said wetland.”

According to the FEMA Flood Insurance Rate Maps for Ashland (Community Panel Number 25017C0513F dated 07/7/2014), the stream is mapped as a regulatory floodway and a portion of the property lies within the 100-year floodplain (Zone AE) with a flood elevation of 224.2 feet.

Other environmental constraints were investigated using MassGIS. It was determined that there are no Priority Habitats of Rare Species, Estimated Habitats of Rare Wildlife or potential or certified vernal pools within the vicinity of the subject property (Figure 2). In addition, the property does not lie within mapped Outstanding Resource Waters or an Area of Critical Environmental Concern. The stream is not classified as a Cold Water Fishery.

After-the-Fact Project

The after-the-fact work consisted of the construction of a new 16'x12' wooden shed with a deck and stairs that had been built next to the stream and a new 30-foot long wooden footbridge which had been constructed over the stream. The shed is situated partially within the delineated BVW, and within the 200-foot Riverfront Area but outside of the 100-year floodplain. The shed is raised off the ground and has been built on downed logs and not directly onto the ground surface thus eliminating any ground disturbance. Wildlife can access the area under the shed and water is able to flow freely through this area. It impacts approximately 154 sf of BVW (both direct and indirectly) and 228 sf of Riverfront Area.

The wooden footbridge was built over the stream to facilitate access to the back part of the property. The footbridge is approximately 25 feet long and 3 feet wide. Although the

low chord of the footbridge is above the 100-year flood elevation at 226.4 feet, there are six 4"x4" posts that support the structure which were placed within the channel on boulders. These posts lie within Land Under Waterbodies and Waterways and within a portion of BLSF. It is estimated that the posts impact approximately 1.5 sf within Land Under Water and approximately less than a square foot of disturbance has occurred within BLSF. The ends of the footbridge span over the Bank approximately 6 feet (on each end). The footbridge impacts approximately 9 sf of Riverfront Area. The footbridge over the stream will remain in place.

Table 1. Wetland Resource Impacts

Wetland Resource Area	Impact Quantity	Activity
BVW	154 sf	Construction of shed
Bank	6 lf	Construction of footbridge
LJWW	1.5 sf	6 posts supporting footbridge
Riverfront Area	237 sf	Construction of a portion of footbridge and relocated shed
BLSF	.79 sf	4 posts supporting footbridge
100-foot Buffer Zone	237 sf	Construction of a portion of footbridge and relocated shed

Mitigation Measures

As mitigation for the shed being constructed within a Bordering Vegetated Wetland on downed logs, the Applicant is proposing to replicate at an area located to the west of the impacted area. There is a downed tree that bisects the edge of the BVW. A 200 square foot replication area is proposed next to this log and will tie into the existing BVW line. The replication area will consist of native ferns, shrubs, and trees (see Table 2 – Planting Schedule). An erosion and sediment control barrier shall be installed adjacent to the BVW. The wetland replication area will then be cleared and excavated to sub-grades roughly 12 inches below the elevation of the adjacent wetland and backfilled to proposed finished grades similar to the adjacent wetland with a wetland topsoil. Once the topsoil is established, two red maple, four northern arrowwood and two witch hazel shrubs, and five cinnamon ferns shall be installed. Due to the fact that heavy equipment cannot access the site, the Applicant is proposing to create the wetland replication area by hand. No trees are proposed to be removed as a result of the construction of this area.

As previously stated, the footbridge is proposed to remain, as access to the back side of the property. Anchor bolts are proposed to secure the footbridge in place in the event of flooding.

Table 2. Planting Schedule

Common Name	Botanical Name	Quantity	Size
Red maple	<i>Acer rubrum</i>	2	1" – 2" cal.
Northern arrowwood	<i>Viburnum dentatum</i>	4	18" - 24" ht.
Witch hazel	<i>Hamamelis virginiana</i>	2	18" - 24" ht.
Cinnamon fern	<i>Osmunda cinnamomea</i>	5	1 gal. pot

Regulatory Compliance

Work within wetland resource areas must comply with the performance standards set forth in the WPA. Below are a list of the wetland resource areas and the project's compliance with each of the performance standards.

Bordering Vegetated Wetland (BVW)

Work within the Bordering Vegetated Wetland consists of the after-the-fact construction of the shed, of which approximately 154 sf lies within the BVW. The general performance standards for BVW [310 CMR 10.55 (4)(b)] permit up to 5,000 square feet of impact provided that the proposed replacement area meets the performance standards. The proposed replacement area will be 200 sf (greater than 1:1 ratio,) will be the same type of wetland, will tie into existing BVW adjacent to the impacted area, and will be at the approximate elevation as the existing BVW.

Bordering Land Subject to Flooding (BLSF)

In addition to the work in the buffer zone, the Project lies within BLSF. The Project, as proposed, meets the Performance Standards listed at 310 CMR 10.57(4)(a). According to these Performance Standards, compensatory storage shall be provided for all flood storage volume that will be lost as a result of a proposed project within BLSF when in the judgement of the issuing authority said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows and will not restrict flows so as to cause an increase in flood storage or velocity. Approximately .79 sf of impacts have occurred within BLSF. This amount is negligible and will not cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows. In addition, the footbridge will not adversely impact wildlife habitat sites of rare vertebrate or invertebrate species.

Bank

The construction of the footbridge has resulted in the permanent alteration of approximately 6 linear feet of impacts to the Bank of the stream. This footbridge has not compromised the physical stability of the Bank or the ground water or surface water quality of the stream as the footings have been set on the ground or on boulders. The low chord of the footbridge has been set high enough above the channel so that the water carrying capacity will not be impaired. No trees or shrubs have been cut as a result of the footbridge construction and as such, the footbridge has not adversely impacted any important wildlife habitat functions.

Land Under Waterbodies and Waterways

Approximately 1.5 sf of impacts has occurred to LUW as a result of the wooden footbridge posts. The posts are currently not embedded into the streambed. Anchors are proposed to secure the structure in the likelihood of a flood event. The structure shall not alter the carrying capacity of the stream channel or impact the ground or surface water quality. In addition, the footbridge shall not impede fisheries or wildlife habitat functions.

Summary

This Notice of Intent has been filed with the Ashland Conservation Commission for the after-the-fact installation of a wooden footbridge over a perennial stream and the

construction of a wooden shed within resource areas at 66 West Union Street in Ashland, Massachusetts. To mitigate, the Applicant is proposing to create a wetland replication area adjacent to the impacted area.

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



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

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



A. Applicant Information

1. Location of Project:

66 West Union Street
 a. Street Address
 Ashland
 b. City/Town
 2273004445
 c. Check number
 \$152.50
 d. Fee amount

2. Applicant Mailing Address:

Shawn
 a. First Name
 Arnold
 b. Last Name
 c. Organization
 66 West Union Street
 d. Mailing Address
 Ashland MA 01721
 e. City/Town f. State g. Zip Code
 508-353-6017 sarnoldsfhbuyer@gmail.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

a. First Name
 b. Last Name
 c. Organization
 d. Mailing Address
 e. City/Town f. State g. Zip Code
 h. Phone Number i. Fax Number j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1.a.	2	\$110.00x1.5	\$330.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$330.00

Step 6/Fee Payments:

Total Project Fee:	\$330.00
	a. Total Fee from Step 5
State share of filing Fee:	\$152.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	\$177.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211
 - b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.
- To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Town of Ashland Conservation Commission

LOCAL FILING FEE CALCULATION WORKSHEET

1. NOTICE OF INTENT (NOI)

C1: Work on Existing Single Family Lot \$110.00 _____
This includes pools, additions, etc.

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

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

C4: Crossings for Development or Commercial Road, Bridge, etc. \$1450.00 _____

C5: Work on Docks, Piers, Dikes, or other Engineering Structures in inland resource areas _____ *\$4= _____
Linear Feet

C6: Resource Area Delineation Review _____ *\$2= _____
Includes boundary delineations for vegetated wetlands as part of a permit application (ANRAD/ RDA with delineations/ NOI with delineations)
Linear Feet

*single family lots limited to \$200;
\$2000 limit for all others

All NOIs add 50% of the fee for work in Riverfront Area \$110.00 *\$0.5= \$165.00
Above Fee

2. STORMWATER MANAGEMENT PERMIT

Basic Residential Application \$100.00 _____

Application for Residential Subdivision or Multifamily Development \$500.00 _____

Commercial Application \$750.00 _____

Notice of Completion for Non-Basic Residential \$150.00 _____

Permit Extension \$150.00 _____

True Copy Attest \$50.00 _____

Re-Inspection \$50.00 _____

3. OTHER PERMITS AND APPLICATIONS

Request for Determination of Applicability \$125.00 _____
Without boundary delineation

Request for Permit Extension \$100.00 _____
Not for Stormwater Management Permits

Amended Notice of Intent SEE NOI _____
Significant Revisions

Certificate of Compliance Single Family Lots \$100.00 _____
Without boundary delineation All Other Projects \$250.00 _____

Reissuance/ True Copy Attest \$50.00 _____
Not for Stormwater Management Permits

6. FILING FEE CALCULATION

Town Share of State Fees (See NOI Wetland Fee Transmittal Form) **(Check No. 1)** \$ \$177.50

Local Filing Fee Calculated Above (Check No.2) \$ \$165.00

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

TOTAL Due DEP (Check No. 3) \$ \$152.50

7. ADVERTISING FEE (Paid by phone to newspaper) TBD

The fee will be the exact amount the newspaper charges for that specific advertisement. Once the advertisement is placed with the paper by the Conservation Commission, the applicant will be notified of the cost and will be expected to contact the newspaper for payment within the specified deadline.

BANK OF AMERICA

Cashier's Check

No. 2273004445

Notice to Purchaser - In the event this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

30-L/1140

Date 02/12/25 01:20:45 PM

NMA

FRAMINGHAM - BEACON ST

700 0088338 026

Pay



\$152.50

One Hundred Fifty Two and 50/100 Dollars

To The COMMONWEALTH OF MASSACHUSETTS
Order Of

Remitter (Purchased By): SHAWN R. ARNOLD

Bank of America, N.A.
SAN ANTONIO, TX

Shawn R. Arnold
AUTHORIZED SIGNATURE

00-53-3364B 06-2019

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENTS.

BANK OF AMERICA

Cashier's Check

No. 2273004443

Notice to Purchaser - In the event this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

30-L/1140

Date 02/12/25 01:20:45 PM

NMA

FRAMINGHAM - BEACON ST

700 0088338 026

Pay



\$165.00

One Hundred Sixty Five and 00/100 Dollars

To The TOWN OF ASHLAND
Order Of

Remitter (Purchased By): SHAWN R. ARNOLD

Bank of America, N.A.
SAN ANTONIO, TX

Shawn R. Arnold
AUTHORIZED SIGNATURE

00-53-3364B 06-2019

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENTS.

BANK OF AMERICA

Cashier's Check

No. 2273004444

Notice to Purchaser - In the event this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

30-L/1140

Date 02/12/25 01:20:45 PM

NMA

FRAMINGHAM - BEACON ST

700 0088338 026

Pay



\$177.50

One Hundred Seventy Seven and 50/100 Dollars

To The TOWN OF ASHLAND
Order Of

Remitter (Purchased By): SHAWN R. ARNOLD

Bank of America, N.A.
SAN ANTONIO, TX

Shawn R. Arnold
AUTHORIZED SIGNATURE

00-53-3364B 06-2019

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENTS.



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 Shawn Arnold

The proposed project is located at 66 West Union Street
in Ashland, Massachusetts. The proposed project is:

 After-the-fact construction of a footbridge over a stream and construction of wooden shed with wetland
 resource areas.

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, April 14, 2025
, at 7:05 p.m. (Note that all hearings are posted for 7:05 unless otherwise specified on the agenda. Hearings are taken in order of the posted agenda.). The hearing will be held using Zoom meetings, and the link for the meeting can be found on the posted agenda 48 hours before the hearing is scheduled to meet. Otherwise, further information of the public hearing can be obtained from the Ashland Conservation Commission, by calling 508-532-7924.

AFFIDAVIT OF SERVICE

I, Susan McArthur, hereby certify under the pains and penalties of perjury that by March 28, 2025, notification will be given to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 30, and the DEP Guide to Abutter Notification dated April 8, 1994 in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act and the Town of Ashland Wetland Bylaw by McArthur Environmental Consulting, LLC on behalf of Shawn Arnold with the Town of Ashland Conservation Commission on March 21, 2025 for property located at 66 West Union Street in Ashland, Massachusetts.

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

Susan McArthur

Signature

March 21, 2025

Date

Please note that the condo owners that live within the Pine Lake Condominiums are being notified through the association.

February 5, 2025

To: The Condominium Commission
 65 West Union Street
 Shreve R. Arnold and Susan and Postquam
 Ashburn, Va - 20148-29 Parcel 111

PARCEL ID	PARCEL ADDRESS	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
014-0019-0-0063-0000.0	59 WEST UNION ST	BOND EVERY ALLEN & BRANDON THOMAS	TRUSTEES OF THE ISLAND FORD TRUST	59 WEST UNION ST	ASHLAND	MA	01721
014-0019-0-0064-0000.0	65 WEST UNION ST	MARCUS BARBARA J	TRST BARBARA J MARCUS 2011 REVOCABLE T	65 WEST UNION ST	ASHLAND	MA	01721
014-0019-0-0065-0000.0	69 WEST UNION ST	MICHAELA PATRICIA		10811 N W 24 COURT	SUNRISE	FL	33322
014-0019-0-0119-0000.0	60 WEST UNION ST	DELIMA ADVANDER M & MARLEIGH	ANGELBERT MARCAL DELIMA & LOPES JO	60 WEST UNION ST	ASHLAND	MA	01721
014-0019-0-0111-0000.0	62 WEST UNION ST	DELIMA ADVANDER M	MARLUSS DELIMA	62 WEST UNION ST	ASHLAND	MA	01721
014-0019-0-0115-0000.0	0 WEST UNION ST	TOWN OF ASHLAND	TAX TITLE	101 MAIN ST	ASHLAND	MA	01721
014-0019-0-0118-0000.0	52 WEST UNION ST	RAYMOND BRITNEY M & PACHECO MARIA G	CO-TRUSTEES LAYMOND O FAMILY TRUST	92 WEST UNION ST	ASHLAND	MA	01721
014-0019-0-0146-0100.1	9 VOYAGERS LN	SOPHARAJA MOHIL		9 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0100.2	1 VOYAGERS LN	RODRIGUES MARLENE	TRUSTEE WILLIAM E CHEN-WORTH JR LIVING TRUST	1 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0100.3	3 VOYAGERS LN	CHEM'S BIRTH WILLIAM E JR	BOUSQUET BRIDGETTE	3 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0100.4	11 VOYAGERS LN	WHITE TROY	HOPEL HERSH	11 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0200.1	19 VOYAGERS LN	HEISH JEFFREY S		19 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0200.2	15 VOYAGERS LN	MCMURD JUSTIN A		15 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0200.3	17 VOYAGERS LN	SHUKLA NEERAJ	TRINEDI POTTI	17 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0200.4	21 VOYAGERS LN	KAVESKY ALEXANDER	LINA KARETSKY	21 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0300.1	27 VOYAGERS LN	SHILPA YEWGKY	ALLA SHULVA	27 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0300.2	23 VOYAGERS LN	MERIDELL KIMBERLY		23 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0300.3	25 VOYAGERS LN	KANAK ANEHA		25 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0300.4	29 VOYAGERS LN	MAHOD ALAN B	BRIDGET M MAHOD	29 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0400.1	61 VOYAGERS LN	FONG DICSON	CAYLUS JENNIFER F	61 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0400.2	65 VOYAGERS LN	SAJAD SHIRIN		49 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0400.3	67 VOYAGERS LN	ZHANG ZHILAN	SHERLEE KING	47 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0400.4	69 VOYAGERS LN	KING THOMAS J		63 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0500.1	81 VOYAGERS LN	THEMELING ANHS		71 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0500.2	83 VOYAGERS LN	CHAYLUM JILL		83 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0500.3	85 VOYAGERS LN	TAG YE	CHEN SIWEI	85 VOYAGERS LN	HOPKINTON	MA	01748
014-0019-0-0146-0500.4	87 VOYAGERS LN	RABINOWITZ LEONARD S	ELIZABETH WRABINOWITZ	87 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0600.1	91 VOYAGERS LN	ZHANG WENBO	LIAN LIAN	89 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0600.2	93 VOYAGERS LN	RICHARDSON KIRILL V		91 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0600.3	89 VOYAGERS LN	PALLUKO RAYMON		89 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0146-0600.4	85 VOYAGERS LN	THOMAS ALISA	MAZZARICA STEPHEN	85 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0147-0100.1	40 VOYAGERS LN	ROMANOWA YELINA		42 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0147-0100.2	42 VOYAGERS LN	ZAGUTINE IRGA		40 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0147-0100.3	20 TREASURE WAY	SHULTON KENNETH	TRUSTEE LOUISE J SOTTILE TRUST	20 TREASURE WAY	ASHLAND	MA	01721
014-0019-0-0147-0100.4	22 TREASURE WAY	SOTTILE LOUISE J	TRUSTEES WILLIAM O COSTELLO JR L2 TRUST	20 BOK 434	WARREN	MA	01083
014-0019-0-0147-0200.1	44 VOYAGERS LN	COSTELLO WILLIAM O & SHAWNS L		44 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0147-0200.2	46 VOYAGERS LN	JAVELLE KEVIN		46 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0147-0200.3	26 TREASURE WAY	QUAM XUPHENG		36 TREASURE WAY	ASHLAND	MA	01721
014-0019-0-0147-0200.4	38 TREASURE WAY	WEINER JANICE A	TRUSTEE OF THE JANICE A WEINER REVOCABLE TRUST	38 TREASURE WAY	ASHLAND	MA	01721
014-0019-0-0147-0300.1	48 VOYAGERS LN	MOLCHANOV NIKOLAY	TRUSTEE OF THE JANICE A WEINER REVOCABLE TRUST	48 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0147-0300.2	50 VOYAGERS LN	MAJAFARABI HAFEZ EMANBA	TRUSTEE OF THE JANICE A WEINER REVOCABLE TRUST	48 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0147-0300.3	32 TREASURE WAY	HAO LINLIN	ZHAO XUDONG	3149 ADAMS AVE	NEWTON	MA	02465
014-0019-0-0148-0100.1	34 TREASURE WAY	XU YUAN		34 TREASURE WAY	ASHLAND	MA	01721
014-0019-0-0148-0100.2	36 TREASURE WAY	ESPITIA CAMILO	PAMELA ESPITIA	3 TREASURE WAY	ASHLAND	MA	01721
014-0019-0-0148-0100.3	1 TREASURE WAY	GERTYANN KISILL	ZHUBESING ANING	1 TREASURE WAY	ASHLAND	MA	01721
014-0019-0-0148-0100.4	2 VOYAGERS LN	GAIPEIN KONSTANTIN		2 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0148-0100.5	4 VOYAGERS LN	DIANA MICHAEL A		4 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0148-0200.1	9 TREASURE WAY	ZHANG WEI	CHER XIFENG	75 CHURCHY CIRCLE	WESTBORD	MA	01581
014-0019-0-0148-0200.2	7 TREASURE WAY	KOKOVALCHUK VALERY	OKSANA KOKOVALCHUK	7 TREASURE WAY	ASHLAND	MA	01721
014-0019-0-0148-0200.3	6 VOYAGERS LN	CALLAGHAN DAVID J	BARBARA S LORENZEN	6 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0148-0300.1	13 TREASURE WAY	LORENZEN KURT D		8 VOYAGERS LN	ASHLAND	MA	01721
014-0019-0-0148-0300.2	11 TREASURE WAY	MICHAEL LUCREL		15 TREASURE WAY	ASHLAND	MA	01721
014-0019-0-0148-0300.3	11 TREASURE WAY	S. IVANINA	IVANINA GEORGE	11 TREASURE WAY	ASHLAND	MA	01721

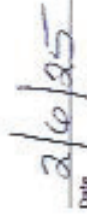
February 6, 2025

To The Conservation Commission
66 West Union Street
Sharon R. Arnold and Snowball Pergamon
Abutors To Map 19 Parcel 2.2

0140200-0148-0000 3	34 VOYAGERS LN	FREY MARGARIT	34 VOYAGERS LN	ASHLAND	MA	01721
0140200-0148-0000 4	36 VOYAGERS LN	ILUNA LYNN L & MICHELE R GORDON	36 VOYAGERS LN	ASHLAND	MA	01721
0140200-0148-0000 1	39 TREASURE WAY	MCCORMACK PATRICIA L	39 TREASURE WAY	ASHLAND	MA	01721
0140200-0148-0000 2	37 TREASURE WAY	GARNET ADWES LLC	8 HIGHLAND ST	SOUTHBOROUGH	MA	01772
0140200-0148-0000 3	20 VOYAGERS LN	ANAND APOL	20 VOYAGERS LN	ASHLAND	MA	01721
0140200-0148-0000 4	22 VOYAGERS LN	MASURA STEPHANIE	21 VOYAGERS LN	ASHLAND	MA	01721
0140200-0148-0000 1	23 TREASURE WAY	WOLF RAFAEL J	23 TREASURE WAY	ASHLAND	MA	01721
0140200-0148-0000 2	21 TREASURE WAY	SUBRAMANIAN ROHIT	21 TREASURE WAY	ASHLAND	MA	01721
0140200-0148-0000 3	26 VOYAGERS LN	COYNE RYAN	26 VOYAGERS LN	ASHLAND	MA	01721
0140200-0148-0000 4	28 VOYAGERS LN	MAGLISON SUZANNA	28 VOYAGERS LN	ASHLAND	MA	01721
0140200-0001-0000 0	0 MAIN ST	DEPT OF ENVIRONMENTAL MANAGEMENT	251 CALSWAY ST SUITE 606 - 700	BOSTON	MA	02114

The above reflects the latest information available on our records.


Terry Capon
Senior Clerk


Date 2/6/25

64 parcels/abutors

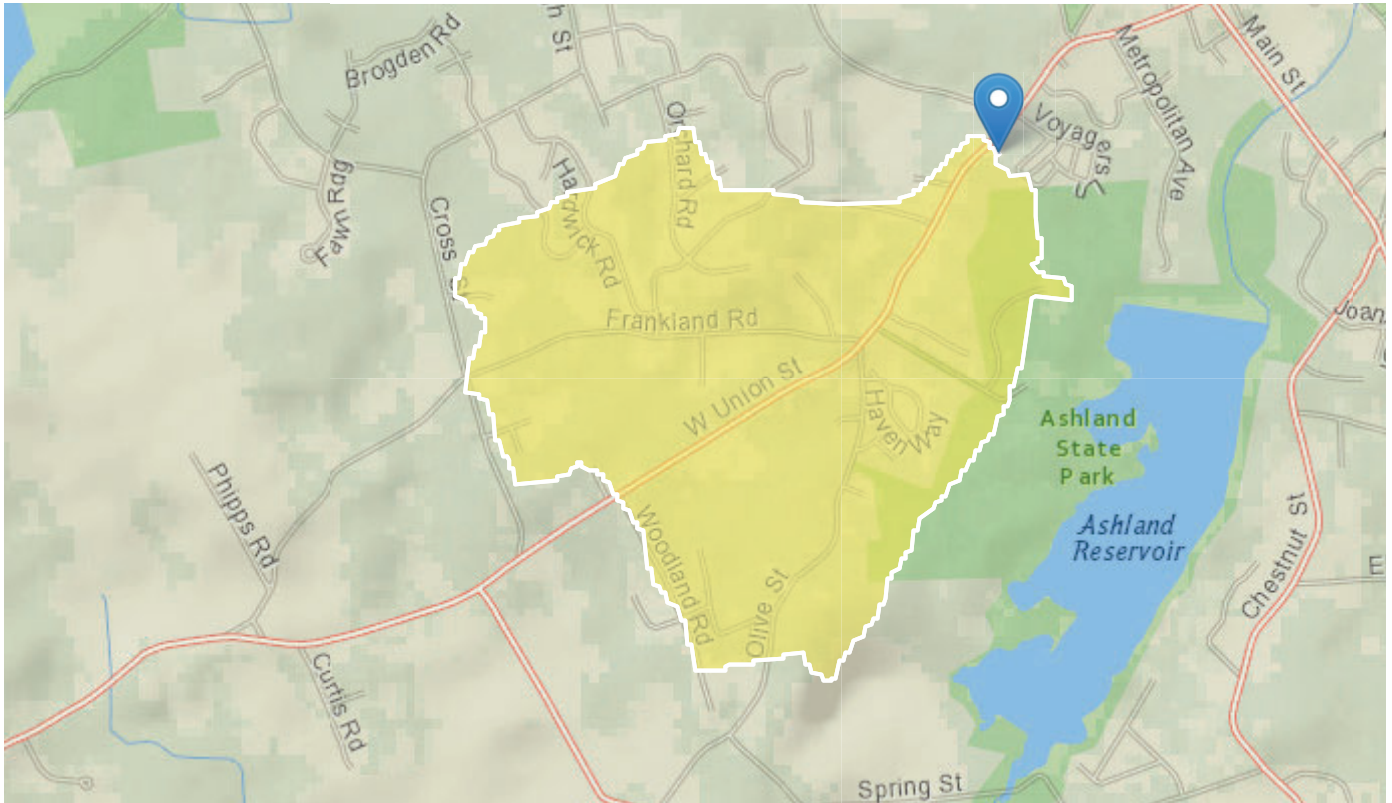
StreamStats Report

Region ID: MA

Workspace ID: MA20250206131159279000

Clicked Point (Latitude, Longitude): 42.25185, -71.47031

Time: 2025-02-06 08:12:22 -0500



Collapse All

➤ Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	0.99	square miles
FOREST	Percentage of area covered by forest	68.25	percent
MAREGION	Region of Massachusetts 0 for Eastern 1 for Western	0	dimensionless
PCTSNDGRV	Percentage of land surface underlain by sand and gravel deposits	17.9	percent

➤ Probability Statistics

Probability Statistics Parameters [Perennial Flow Probability]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.99	square miles	0.01	1.99
FOREST	Percent Forest	68.25	percent	0	100
MAREGION	Massachusetts Region	0	dimensionless	0	1
PCTSNDGRV	Percent Underlain By Sand And Gravel	17.9	percent	0	100

Probability Statistics Flow Report [Perennial Flow Probability]

PIL: Lower 90% Prediction Interval, PIU: Upper 90% Prediction Interval, ASEp: Average Standard Error of Prediction, SE: Standard Error, PC: Percent Correct, RMSE: Root Mean Squared Error, PseudoR²: Pseudo R Squared (other -- see report)

Statistic	Value	Unit	PC
Probability Stream Flowing Perennially	0.803	dim	71

Probability Statistics Citations

Bent, G.C., and Steeves, P.A., 2006, A revised logistic regression equation and an automated procedure for mapping the probability of a stream flowing perennially in Massachusetts: U.S. Geological Survey Scientific Investigations Report 2006-5031, 107 p. (http://pubs.usgs.gov/sir/2006/5031/pdfs/SIR_2006-5031rev.pdf)

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Photo #1: View of wetland and stream with the wooden footbridge crossing behind the house at the top of the hill.



Photo #2: View of the wetland, stream, footbridge over the stream, and shed.



Photo #3: View of the wooden footbridge over the rocky stream. Note that posts sit on existing rocks.



Photo #4: View of the stream with adjacent wetland with downed log. Note that replication area is proposed just beyond the downed log.