



STRATEGIC LAND VENTURES

June 10, 2025

John F. Trefethen
Chair, Ashland Zoning Board of Appeals
101 Main Street
Ashland, MA 01721

Re: "Sanctuary at Ashland Mills" / Applicant Response to Haley Ward June 4th Peer Review Letter

Dear Mr. Chairman:

We are responding to the June 4th 2025 peer review letter submitted by Haley Ward. We would like to acknowledge Haley Ward's diligence and thoroughness assessing the proposed development's potential impact on the existing municipal water and sewer infrastructure.

We are hopeful the Board takes comfort with Haley Ward's conclusion that the Town of Ashland's existing water and wastewater infrastructure can comfortably handle the proposed usage estimated for the 40B development. While we believe the estimated daily usage numbers are extremely conservative, even at the peak projections, Haley Ward confirms the Town has adequate capacity.

We would like to address the two recommendations included in Page 6 of the analysis.

1. Relative to Haley Ward's suggestion that we install flow meters to measure existing flows up and until the Chestnut Street pump station. We respectfully ask if Haley Ward consulted with the Ashland DPW and whether the DPW is in agreement as to the need for this flow data, and whether the DPW is aware of any deficiencies or problems with the current system in this area.

The installation of flow meters and associated monitoring/analysis is a time consuming and costly endeavor; we want to further explore whether this undertaking is even necessary at this juncture before committing to any future activities.

2. We would like to also address the second request for us to perform a closed caption television inspection (CCTV) of the existing gravity sewer system. Respectfully, we believe this request to be an overreach and highly unusual in the context of this project. The Town has both adequate sewer capacity and a pump station that by all accounts is performing as expected. The CCTV would be for work exclusively outside of the 40B parcel and would be needed for over a mile of sewer main with an exorbitant associated cost. Based on all of 40B experience of the Applicant, and that of our engineering team from Bohler, we have never seen a request of this nature considering



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the characteristics of the existing system. As such, we are not receptive to performing this work as currently proposed.

We appreciate the Haley Ward's report and the work they have been performed. We look forward to discussing these considerations at a future public hearing.

Sincerely,

Geoffrey Engler
Managing Partner of SLV Ashland, LLC