

**NOTICE OF INTENT &  
STORMWATER MANAGEMENT  
APPLICATION**

**FOR**

*PROPOSED*

*Team Hoyt Community YMCA*

*30 Memorial Drive  
Ashland, Massachusetts  
Middlesex County*

**Prepared For:**

**MetroWest YMCA  
280 Old Connecticut Path  
Framingham, MA 01721**

**Prepared By:**

**BOHLER //**

**50 Washington Street  
Southborough, MA 01581  
(508) 480-9900**

**June 24, 2025**

**BE #MAA240220.01**

## **TABLE OF CONTENTS**

---

### **PROJECT DESCRIPTION**

1. Introduction
2. Wetland Resource Areas
3. Stormwater Management
4. Site Design
  - Site Grading
  - Construction Sequencing
  - Drainage Basins
  - Landscaping
5. Erosion and Sediment Control

### **NOTICE OF INTENT APPLICATION**

- Town of Ashland Application Checklist
- Town of Ashland Stormwater Management Application Form
- WPA Form 3 – Notice of Intent

### **FILING FEE DOCUMENTATION**

- Wetland Fee Transmittal Form
- Town of Ashland Local Fee Calculation Form
- Copies of Application Fee Checks

### **ABUTTER INFORMATION**

- Abutters List

### **APPENDIX A – USGS LOCUS MAP**

### **APPENDIX B – FEMA FLOOD INSURANCE RATE MAP**

### **APPENDIX C – EARTHWORK VOLUME EXHIBIT**

### **APPENDIX D – WETLAND RESOURCE REPORT**

### **APPENDIX E – COPY OF RECORDED DEED AND PLAN OF LAND**

### **APPENDIX F – SITE DEVELOPMENT PLANS (BOUND SEPARATELY)**

### **APPENDIX G – DRAINAGE REPORT (BOUND SEPARATELY)**

## **PROJECT DESCRIPTION**

---

# BOHLER//

## 1. Introduction

---

The Notice of Intent contained herein is filed pursuant to G.L. Chapter 131, Section 40, the Massachusetts Wetlands Protection Act (WPA) and its implementing regulations 310 CMR 10.00, as well as Chapter 280 of the Ashland Town Code for proposed activities within the 100-foot buffer zone. A Stormwater Management Application is also filed pursuant to Ashland Town Code Chapter 343.

The site consists of approximately 12.55 acres of land located along the northerly side of Memorial Drive in the Town of Ashland, Massachusetts, identified on the tax assessor's Map #13, Lot #178. The site is undeveloped consisting of wooded areas and wetlands. The site generally slopes away from Memorial Drive to areas of on-site and off-site wetlands to the north, west, and east.

The proposed project includes the construction of a new 27,000 square foot (footprint area) freestanding YMCA membership building, a 9,520 square foot Early Learning Center, recreation areas, walking paths, new paved parking areas, landscaping, storm water management components and associated utilities. Resource areas in the vicinity of the project are described below.

Stormwater management systems have been designed in accordance with applicable Town of Ashland requirements and the standards described in the Massachusetts Stormwater Handbook and Stormwater Standards. The proposed stormwater management systems have been designed to collect, treat, and attenuate stormwater runoff through a combination of Best Management Practices (BMPs). Deep-sump hooded catch basins will capture stormwater runoff from paved areas and convey flows via underground pipes to multiple underground stormwater infiltration basins. Water quality treatment is provided via deep sump catch basins, water quality units, and infiltration basins with isolator rows.

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 A. There are no mapped certified or potential vernal pools on site.

Resource areas are described further in Section 2 below.

## 2. Wetland Resource Areas

---

No site work is proposed within the Town's 25-foot no disturbance zone. Approximately 42,900± square feet of disturbance is proposed within the Town's 100-foot buffer zone.

### Bordering Vegetated Wetlands (BVW)

On January 17, 2025 the wetland resources associated with the subject site were delineated by Goddard Consulting, LLC using the criteria in the most recent edition of the Massachusetts Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al. The Bordering Vegetated Wetland (BVW) on-site was delineated with flag series GC1-GC100. The sampling point for the BVW determination took place near flag GC57. Please refer to the Wetland Border Report provided as part of this application package in Appendix D for additional information.

Work within the 100-ft wetland buffer zone includes the removal of existing vegetation, the construction of proposed parking, retaining walls, a portion of the proposed stormwater management system, a portion of proposed underground utilities, proposed walkways, a portion of a proposed maintenance shed, maintenance and clearing of an existing walking path, and necessary grading which will be permanently stabilized upon completion. The closest limit of work will extend within approximately thirty-five (35) feet of the BVW and no disturbance of the existing wetland resource area is proposed. The project will result in an increase of 8,200± square feet of impervious area within the 100-ft wetland buffer zone.

Please refer to the Proposed Site Plan Documents provided in Appendix E as part of this application package for additional information.

# BOHLER //

## Standard #5: Land Use with Higher Potential Pollutant Loads:

The proposed project involves "Land Uses with Higher Potential Pollutant Loads". Accordingly, the stormwater management system includes an oil-grit separator (water quality units and isolator rows) prior to discharge. In addition, the project will provide 44% TSS removal prior to infiltration and treat the 1.0 in water quality depth, as further illustrated in Appendix E of the accompanying Drainage Report.

## Standard #6: Critical Areas:

Not Applicable for this project.

## Standard #7: Redevelopment:

Not Applicable for this project.

## Standard #8: Construction Period Pollution Prevention and Erosion and Sedimentation Control:

The proposed project will provide construction period erosion and sedimentation controls as indicated within the site plan set provided for this project. This includes a proposed construction exit, protection for stormwater inlets, protection around temporary material stockpiles and various other techniques as outlined on the erosion and sediment control sheets. Additionally, the project is required to file a Notice of Intent with the US EPA and implement a Stormwater Pollution Prevention Plan (SWPPP) during the construction period. The SWPPP will be prepared prior to the start of construction and will be implemented by the site contractor under the guidance and responsibility of the project's proponent.

## Standard #9: Operation and Maintenance Plan (O&M Plan):

An Operation and Maintenance (O&M) Plan for this site has been prepared and is included in Appendix G of the accompanying Drainage Report. The O&M Plan outlines procedures and time tables for the long term operation and maintenance of the proposed site stormwater management system, including initial inspections upon completion of construction, and periodic monitoring of the system components, in accordance with established practices and the manufacturer's recommendations. The O&M Plan includes a list of responsible parties and an estimated budget for inspections and maintenance.

## Standard #10: Prohibition of Illicit Discharges:

The proposed stormwater system will only convey allowable non-stormwater discharges (firefighting waters, irrigation, air conditioning condensates, etc.) and will not contain any illicit discharges from prohibited sources. An Illicit Discharge Statement is included in Appendix G of the accompanying Drainage Report.

## **4. Site Design**

---

### Site Grading

The site grading has been designed to be approximately balanced, with the amount of excavation approximately equal to the amount of fill. This may vary depending on the amount of unsuitable materials on site, the amount of boulders, and soil compaction and expansion rates. The site contains many glacial erratic boulders that will be incorporated into the site grading where possible.

In general, the majority of excavation will take place on the south and west sides of the site, with that material used as fill to the north. Side slopes at the perimeter of the grading will be 3 feet horizontal to 1 foot vertical (3:1) which typically does not require stabilization beyond the proposed vegetative growth.

### Construction Sequencing

The initial construction phase will include construction of the buildings, parking areas, underground stormwater management facilities, access drives, utilities, and landscaping adjacent to the buildings and parking areas. If

## **NOTICE OF INTENT APPLICATION**

---

- **Town of Ashland Application Checklist**
- **Town of Ashland Stormwater Management Application Form**
- **WPA Form 3 – 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 (N/A)
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](#).



# Town of Ashland

MASSACHUSETTS

## CONSERVATION COMMISSION

### Applicant Checklist for SMP

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

1.  **Application**- submit 2 paper copies and 1 digital copy of all materials
2.  **Narrative**- detailing the existing and proposed work, a list of other necessary permits (federal, state and local), the stormwater management plan , inspections and maintenance agreements, a description on how calculations were derived and which methods were used (see number 7.), construction sequencing, and a land use description. Make 1 copy
3.  **Other Permits**- an electronic copy of all other permits obtained for your project that were issued by other town departments/boards, state, and federal agencies. Submit a pdf.  
(local permits recently submitted- see description in project narrative)
4.  **Recorded plans and deed**- a copy of the most recent recorded plan for the site, and a copy of the deed for the lot with the book and page number on it. Submit a pdf.
5.  **Locus Plan**- Make 1 copy
6.  **Site plans**- Make 2 copies and submit CAD files and shapefile georeferenced to NAD State Plane 83 in feet. Size to submit are 11x17", or Arch D. Additional plans may be requested depending on details and scope of your plan.
  - a.  Wellhead protection zones, and the location of nearest public wells and private wells on abutting properties with distance and direction to them. (not applicable)
  - b.  Total lot area and areas of Floodplain District (Section 282-36 of the Ashland Town Code), and wetlands (no floodplain district on site)
  - c.  Existing conditions and proposed conditions of the site in percent and square feet of the impervious cover, open space, undisturbed open space, and limits of clearing and disturbance should be included.
  - d.  Natural features- water bodies, wetlands, floodplain, natural drainage courses, ledge outcropping, vegetation, and soils.
  - e.  Existing and proposed structures and impervious cover
  - f.  Pre and post development topography in two foot contours

STORMWATER MANAGEMENT

343 Attachment 1

Application for a Stormwater Management Permit

SMP# \_\_\_\_\_

Refer to the "Stormwater Management Regulations" available from the Conservation Commission for details on the information and fees required for this application. Contact the Commission at 508-881-0100 x 656 with any questions concerning the Regulations. Incomplete applications may be denied.

Please type or print your application.

- 1. Location and Street Address of Site 30 Memorial Drive  
Name of Proposed Development Team Hoyt Community YMCA
- 2. Applicant's Name: MetroWest YMCA  
Address: 100 Waverly St., Ashland, MA 01721  
Telephone (508) 879-6078
- 3. Record Owner's Name: MetroWest YMCA  
Address: 100 Waverly St., Ashland, MA 01721  
Telephone (508) 879-6078
- 4. Zoning District(s) of Parcel(s) RTD - Rail Transit District D  
Town Atlas Map(s)/ Parcel Number(s) Map 13, Lot 178
- 5 a) Total Area of Development 12.55 ac. b) Total Area of Land Disturbed 9.50 ac.  
c) Total area of land disturbed with slope of 15% of greater 30% d) Percent of  
impervious land 17% e) Total gross floor area of buildings proposed 71,332 sf  
f) Method of sewage disposal Municipal sewer connection
- 6. Deed Book & Page number(s) or Land Court Certificate number(s): --- Bk 72715, pg 540

The undersigned hereby apply to the Conservation Commission for a public hearing and an SMP under the Bylaw.

The undersigned hereby certify that the information on this application and plans submitted herewith is correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of his/her knowledge. The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

[Signature]  
Signature of Petitioner(s)

Signature of Petitioner(s)

6-25-2025  
Date

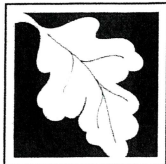
RECORD OWNER'S KNOWLEDGE AND CONSENT

I hereby assert that I have knowledge of and give my consent to the application presented above.

[Signature]  
Signature of Record Owner(s)

Signature of Record Owner(s)

6-25-2025  
Date



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):

|                              |                       |                  |
|------------------------------|-----------------------|------------------|
| 30 Memorial Drive            | Ashland               | 01721            |
| a. Street Address            | b. City/Town          | c. Zip Code      |
| Latitude and Longitude:      | 42° 15' 13.67" N      | 71° 28' 19.31" W |
|                              | d. Latitude           | e. Longitude     |
| Map 13                       | Lot 178               |                  |
| f. Assessors Map/Plat Number | g. Parcel /Lot Number |                  |

2. Applicant:

|                    |                               |                  |
|--------------------|-------------------------------|------------------|
| Rick               | Macpherson                    |                  |
| a. First Name      | b. Last Name                  |                  |
| MetroWest YMCA     |                               |                  |
| c. Organization    |                               |                  |
| 100 Waverly Street |                               |                  |
| d. Street Address  |                               |                  |
| Ashland            | MA                            | 01721            |
| e. City/Town       | f. State                      | g. Zip Code      |
| (508) 879-6078     | rmacpherson@metrowestymca.org |                  |
| h. Phone Number    | i. Fax Number                 | j. Email Address |

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

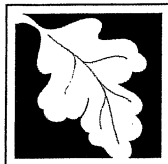
|                   |               |                  |
|-------------------|---------------|------------------|
| _____             | _____         |                  |
| a. First Name     | b. Last Name  |                  |
| _____             |               |                  |
| c. Organization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

4. Representative (if any):

|                      |                          |                  |
|----------------------|--------------------------|------------------|
| Luke                 | DiStefano                |                  |
| a. First Name        | b. Last Name             |                  |
| Bohler, LLC          |                          |                  |
| c. Company           |                          |                  |
| 50 Washington Street |                          |                  |
| d. Street Address    |                          |                  |
| Westborough          | MA                       | 01581            |
| e. City/Town         | f. State                 | g. Zip Code      |
| (508) 480-9900       | ldistefano@bohlereng.com |                  |
| h. Phone Number      | i. Fax Number            | j. Email address |

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

|                   |                   |                       |
|-------------------|-------------------|-----------------------|
| \$1,050           | \$512.50          | \$537.50              |
| a. Total Fee Paid | b. State Fee Paid | c. City/Town Fee Paid |



**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

**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.

| <u>Resource Area</u>   | <u>Size of Proposed Alteration</u>       | <u>Proposed Replacement (if any)</u> |
|--|--|--------------------------------------|
| 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<br>3. cubic yards dredged | 2. square feet                       |

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

- f.  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:

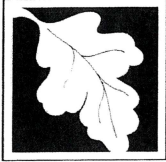
a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

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.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number

Document Transaction Number

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**

1. 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](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**

online GIS mapping

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\*

1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area \_\_\_\_\_  
percentage/acreage

(b) outside Resource Area \_\_\_\_\_  
percentage/acreage

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

2.  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/mas-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:

MassDEP File Number

Document Transaction Number

Ashland

City/Town

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

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

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

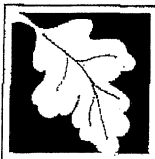
**D. Additional Information**

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

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

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

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



Massachusetts Department of Environmental Protection  
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

#### 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

6-23-2025  
\_\_\_\_\_

2. Date

3. Signature of Property Owner (if different)  
\_\_\_\_\_

4. Date

06/23/2025

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.

## **FILING FEE DOCUMENTATION**

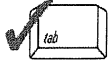
---

- **State Wetland Fee Transmittal Form**
- **Town of Ashland Fee Calculation Form**
- **Copies of Application Fee Checks**



**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:

30 Memorial Drive  
 a. Street Address

Ashland  
 b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

Rick  
 a. First Name

Macpherson  
 b. Last Name

MetroWest YMCA  
 c. Organization

280 Old Connecticut Path  
 d. Mailing Address

Framingham  
 e. City/Town

MA  
 f. State

01721  
 g. Zip Code

(508) 879-4420  
 h. Phone Number

i. Fax Number

rmacpherson@metrowestymca.org  
 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).

## Town of Ashland Conservation Commission

### LOCAL FILING FEE CALCULATION WORKSHEET

#### 1. NOTICE OF INTENT (NOI)

|  |           |  |
|--|-----------|--|
| <b>C1: Work on Existing Single Family Lot</b><br>This includes pools, additions, etc.  | \$110.00  | _____  |
| <b>C2: Construction of Single Family House, Crossings for Driveways, etc.</b>  | \$500.00  | _____  |
| <b>C3: Commercial Building, Road Construction, etc.</b>  | \$1050.00 | <u>\$1,050</u>                                     |
| <b>C4: Crossings for Development or Commercial Road, Bridge, etc.</b>  | \$1450.00 | _____  |
| <b>C5: Work on Docks, Piers, Dikes, or other Engineering Structures in inland resource areas</b>   | _____     | *\$4= _____<br><small>Linear Feet</small>          |
| <b>C6: Resource Area Delineation Review</b><br>Includes boundary delineations for vegetated wetlands as part of a permit application (ANRAD/ RDA with delineations/ NOI with delineations) | 2,752     | *\$2= <u>\$2,000</u><br><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= \_\_\_\_\_  
Above Fee

#### 2. STORMWATER MANAGEMENT PERMIT

|   |          |               |
|---|----------|---------------|
| <b>Basic Residential Application</b>                                      | \$100.00 | _____         |
| <b>Application for Residential Subdivision or Multifamily Development</b> | \$500.00 | _____         |
| <b>Commercial Application</b>   | \$750.00 | <u>\$ 750</u> |
| <b>Notice of Completion for Non-Basic Residential</b>                     | \$150.00 | _____         |
| <b>Permit Extension</b>   | \$150.00 | _____         |



METROWEST YMCA  
280 OLD CONNECTICUT PATH  
FRAMINGHAM, MA 01701



32674

Security Features Included. Details on back.

PAY Five Hundred Twelve Dollars and 50/100

TO THE  
ORDER  
OF

Commonwealth of Massachusetts  
Office of Attorney General  
One Ashburton Place  
Boston, MA 02108



DATE 6/19/2025  
AMOUNT \*\*\*\*\*\$512.50  
AUTHORIZED SIGNATURE

TWO SIGNATURES REQUIRED OVER \$5,000

METROWEST YMCA

32674

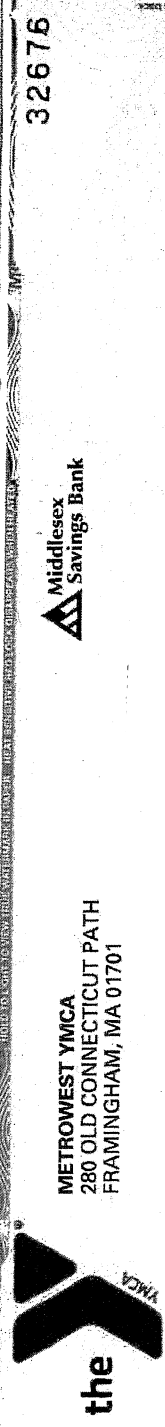
Commonwealth of Massachusetts (ID 419)

Invoice Date 6/19/2025  
Invoice# PO43681

Comments  
MA state portion of filing fee  
Total Amount:

6/19/2025

Amount  
512.50  
512.50



METROWEST YMCA  
280 OLD CONNECTICUT PATH  
FRAMINGHAM, MA 01701

32676

PAY Three Thousand Eight Hundred Dollars and 00/100

TO THE  
ORDER  
OF  
Town of Ashland  
101 Main St.  
Ashland, MA 01721

DATE 6/19/2025  
AMOUNT \*\*\*\*\*\$3,800.00

*[Signature]*  
AUTHORIZED SIGNATURE

TWO SIGNATURES REQUIRED OVER \$5,000

32676

METROWEST YMCA

Town of Ashland (ID 3570)

Invoice Date 6/19/2025  
Invoice# PO43679

6/19/2025

Comments  
Wetland by law filing fee  
Total Amount:

Amount  
3,800.00  
3,800.00

## **ABUTTER INFORMATION**

---

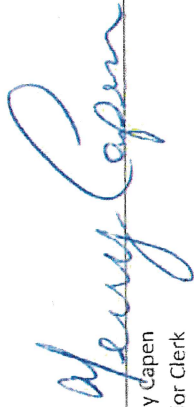
- **Abutters List**

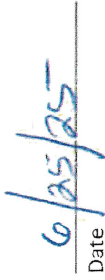
June 25, 2025

To The Conservation Commission  
30 Memorial Drive  
Metrowest Young Mens Christian Association, Inc.  
Abutters To Map 13 Parcel 178

| PARCEL ID             | PARCEL ADDRESS       | OWNER NAME ONE                   | MAILING ADDRESS  | CITY/TOWN | STATE | ZIP   |
|-----------------------|----------------------|----------------------------------|------------------|-----------|-------|-------|
| 014/013.0-0138-0000.0 | 0 MEMORIAL DR        | TOWN OF ASHLAND                  | 101 MAIN ST      | ASHLAND   | MA    | 01721 |
| 014/013.0-0176-0000.0 | 160 MEGUNKO RD       | MEGUNKO TRANSIT DISTRICT LLC     | PO BOX 300       | ALTON     | NH    | 03809 |
| 014/013.0-0177-0000.0 | 50 MEMORIAL DR       | MEGUNKO TRANSIT DISTRICT LLC     | PO BOX 300       | ALTON     | NH    | 03809 |
| 014/019.0-0062-0000.0 | 55 WEST UNION ST     | 55 WEST UNION LLC                | P.O. BOX 539     | ASHLAND   | MA    | 01721 |
| 014/019.0-0206-0000.0 | 0 WEST UNION ST REAR | AJC SKIPTON LLC                  | 33 WEST UNION ST | ASHLAND   | MA    | 01721 |
| 014/019.0-0207-0000.0 | 41 WEST UNION ST     | ARTLO FAMILY LIMITED PARTNERSHIP | 41 WEST UNION ST | ASHLAND   | MA    | 01721 |

The above reflects the latest information available on our records.

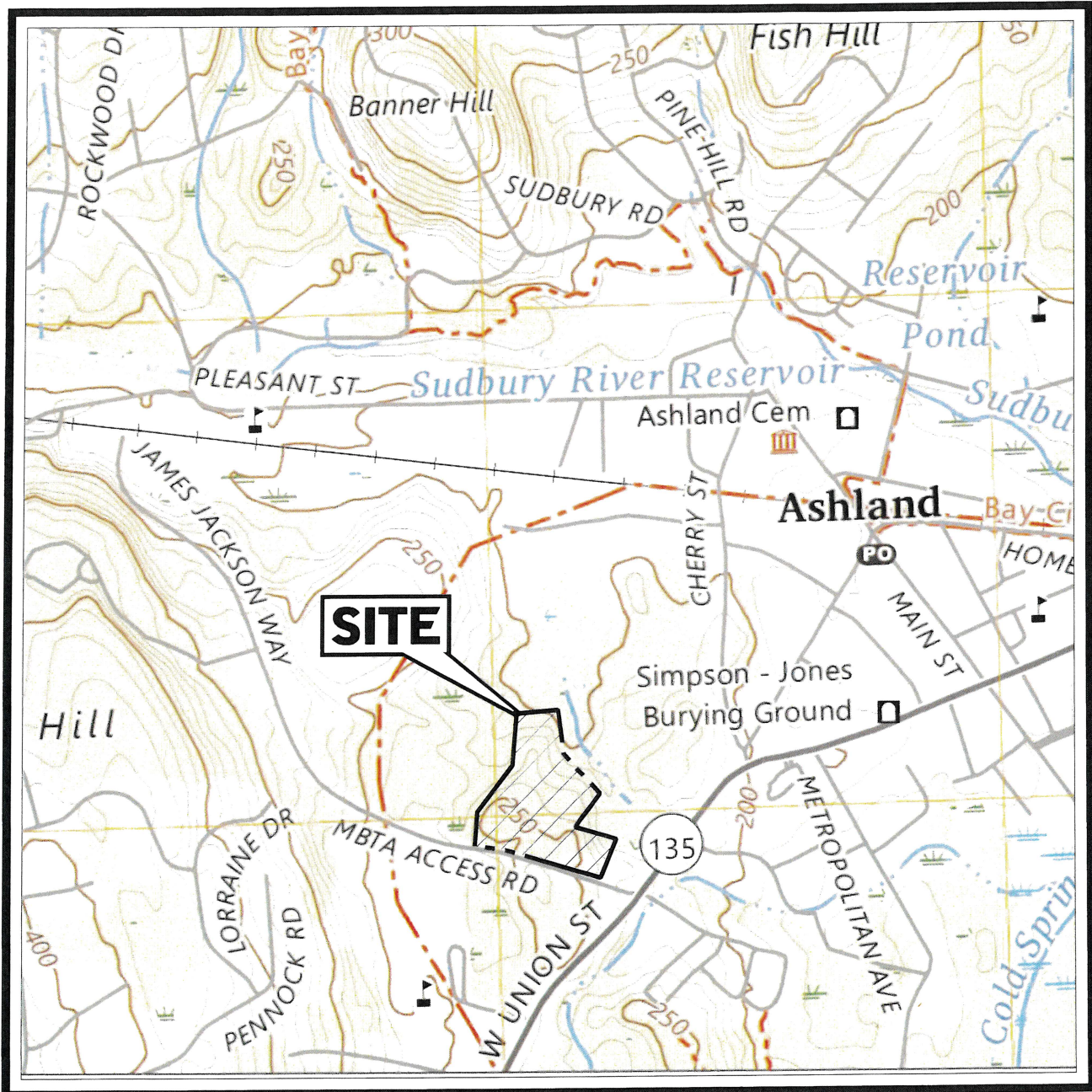
  
Terry Capen  
Senior Clerk

  
Date

6 parcels/abutters

**APPENDIX A – USGS LOCUS MAP**

---



**USGS MAP**

SCALE: 1" = 1,000'  
 SOURCE: FRAMINGHAM, MA  
 USGS QUADRANGLE, 2024

**APPENDIX B – FEMA FLOOD INSURANCE RATE MAP**

---

---

# National Flood Hazard Layer FIRMette

71°28'36"W 42°15'36"N



## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

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

**OTHER AREAS OF FLOOD HAZARD**

- 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**

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

**GENERAL STRUCTURES**

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

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

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 4/23/2025 at 11:52 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.



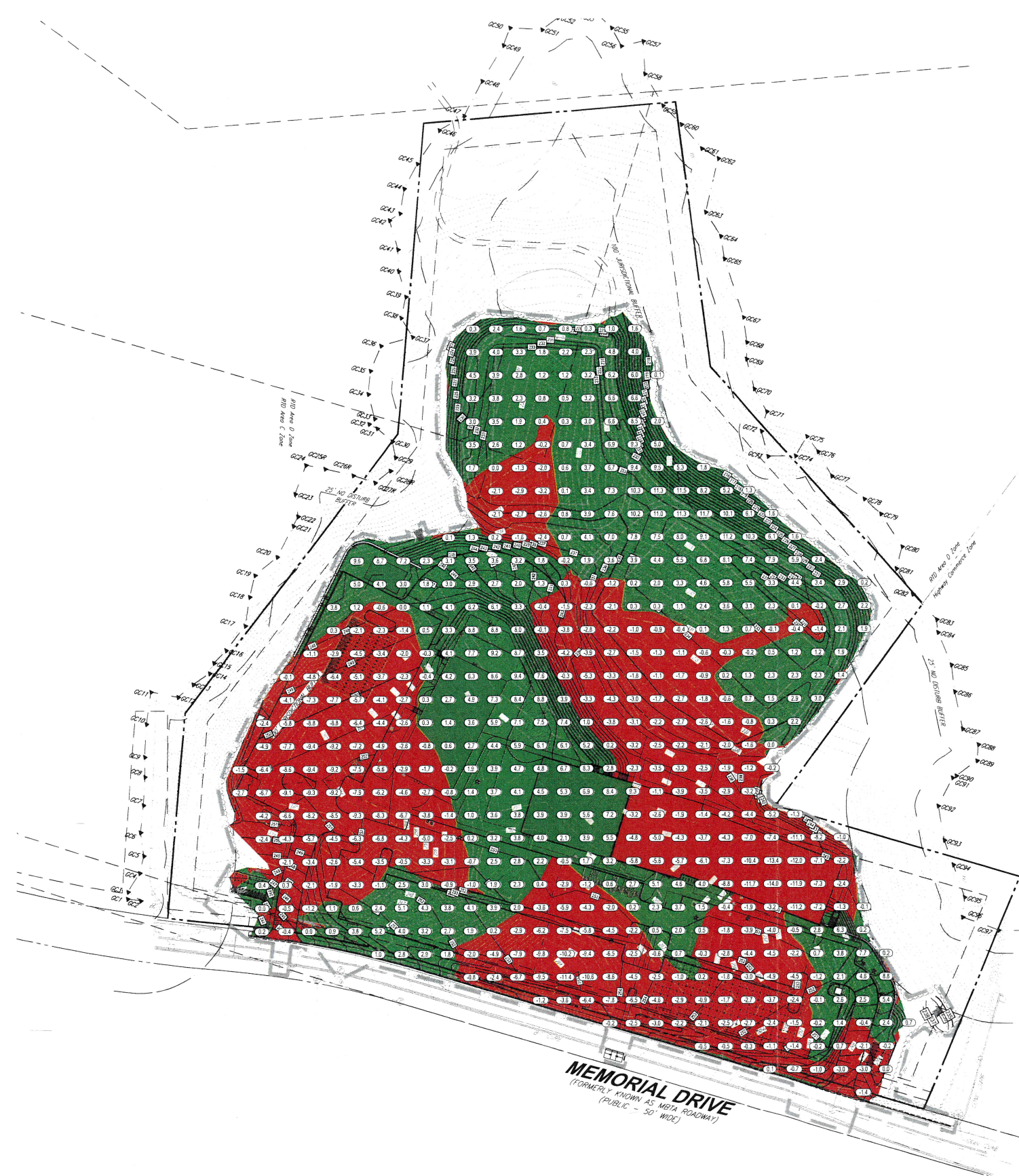
0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

**APPENDIX C – EARTHWORK VOLUME EXHIBIT**

---



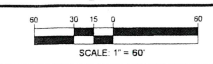


**APPROXIMATE EARTHWORK VOLUMES**  
 CUT = 25,100 CY  
 FILL = 26,600 CY  
 NET = 1,500 CY IMPORT

VOLUMES ARE COMPARED AT FINISHED GRADE VS. TOP OF EXISTING GRADES EXCLUDES EXCAVATION FOR STRUCTURE FOUNDATIONS, DRAINAGE, OR UTILITIES.

 AREA OF FILL  
 AREA OF CUT

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**



| REVISIONS # | DATE | DESCRIPTION |
|-------------|------|-------------|
|             |      |             |
|             |      |             |
|             |      |             |
|             |      |             |
|             |      |             |
|             |      |             |
|             |      |             |

  
**TEAM HOYT**  
**COMMUNITY YMCA**  
 MEMORIAL DRIVE  
 ASHLAND, MA

**cbt**  
 One Constitution Road  
 Suite 200  
 Boston, MA 02129  
 cbtarchitects.com  
 617.262.4354

**BOHLER**  
 50 WASHINGTON ST., SUITE 2000  
 WESTBOROUGH, MA 01581  
 Phone: (508) 480-9900  
 www.BohlerEngineering.com

ISSUED FOR  
 SITE PLAN REVIEW

EARTHWORK VOLUMES

SCALE AS NOTED PROJECT # DATE ISSUED  
 MAA240220.01 04.25.2025

**EX-01**



**APPENDIX D – WETLAND RESOURCE REPORT**

---



## Wetland Border Report

Site Locus: 30 Memorial Drive, Ashland MA 01721

Prepared for: Victoria Darnell, Scalora Consulting Group

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

Date: 1/17/2025

### INTRODUCTION

On January 17<sup>th</sup>, 2025, wetland resources were delineated for Victoria Darnell of Scalora Consulting Group on land located on or near 30 Memorial Drive, 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, 1/17/2025
- Orthophoto of Locus Site, Goddard Consulting LLC., 1/16/2025
- Sketch of Wetland Delineation, Goddard Consulting LLC., 1/17/2025
- Soils Map of Locus Site, Goddard Consulting LLC., 1/16/2025
- NRCS Soil Map – Middlesex County, Massachusetts, accessed 1/17/2025
- FEMA Map of Locus Site, Goddard Consulting LLC., 1/16/2025
- USGS of Locus Site, Goddard Consulting LLC, 1/16/2025

### SUMMARY OF FINDINGS

The Bordering Vegetated Wetland (BVW) on-site was delineated with flag series GC1-GC100. The sampling point for the BVW determination took place near flag GC57.

Vegetation upgradient of the BVW consists of white pine/*Pinus strobus* (FACU), red oak/*Quercus rubra* (FACU), American beech/*Fagus grandifolia* (FACU), black huckleberry/*Gaylussacia baccata* (FACU), highbush blueberry/*Vaccinium corymbosum* (FACW), witch hazel/*Hamamelis virginiana* (FACU), and princess pine/*Dendrolycopodium obscurum* (FACU). Vegetation downgradient of the BVW consists of red oak/*Quercus rubra* (FACU), white pine/*Pinus strobus* (FACU), highbush blueberry/*Vaccinium corymbosum* (FACW), sweet birch/*Betula lenta* (FACU), princess pine/*Dendrolycopodium obscurum* (FACU), and cinnamon fern/*Osmundastrum cinnamomeum* (FACW).

Soils identified on the property include silt loam and muck. In the upland soil sample, soil in the organic layer colored 10YR4/2 was found from 0-2". In the A-layer, soil with the consistency of silt loam colored 10YR2/2 was found from 2-10". In the B1-layer, soil with the consistency of silt loam colored 10YR4/2 was found from 10-14". In the B2-layer, soil with the consistency of silt loam colored 10YR5/4 was found from 14-24". In the wetland soil sample, soil in the A-layer with the consistency of muck colored 10YR2/2 was found from 0-10". In the B1-layer, soil with the consistency of silt loam colored 2.5YR5/2 was found from 10-18". In the B2-layer, soil with the consistency of silt loam colored 2.5YR4/2 was found from 18-24". 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.

| <b>Resource Area</b>              | <b>Regulatory Jurisdiction</b> | <b>Flag Numbers and Color</b> | <b>Wetland Types and Locations</b>   |
|-----------------------------------|--------------------------------|-------------------------------|--|
| Bordering Vegetated Wetland (BVW) | BVW & 100-foot Buffer Zone     | GC1-GC100 (Pink flags)        | The boundary of BVW located partially on-site and off-site along the property boundary to the north, east, and west. |

Sincerely,  
Goddard Consulting, LLC



Tom Schutz, WPIT, WSA  
Wetland Scientist



Sophie Esdale  
Wetland Scientist

**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 30 Memorial Drive City/Town: Ashland, MA 01721 Sampling Date: 1/17/2025  
 Applicant/Owner: Victoria Darnell, Scalora Consulting Group Sampling Point or Zone: GC57  
 Investigator(s): Tom Schutz, Sophie Esdale Latitude/Longitude: 42.25663°N, 71.47179°W  
 Soil Map Unit Name: Narragansett silt loam, Freetown muck NWI or DEP Classification: Freshwater Forested/Shrub Wetland

**UPGRADIENT**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No X (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 _____ | No <u>X</u> | Is the Sampled Area within a Wetland? | Yes _____ | No <u>X</u> |
| Hydric Soils criterion met?   | Yes _____ | No <u>X</u> |                                       |           |             |
| Wetlands hydrology present?   | Yes _____ | No <u>X</u> |                                       |           |             |
| Remarks, Photo Details, Flagging, etc.:<br><br><br><br><br><br><br><br><br><br>Drought Status (Level 2 Significant Drought) |           |             |                                       |           |             |

**HYDROLOGY**

|   |   |   |            |
|---|---|---|------------|
| <b>Field Observations:</b>  |   |   |            |
| Surface Water Present?  | Yes _____   | No <u>X</u>   | Depth (in) |
| Water Table Present?  | Yes _____   | No <u>X</u>   | Depth (in) |
| Saturation Present (including capillary fringe)?  | Yes _____   | No <u>X</u>   | Depth (in) |
| <b>Wetland Hydrology Indicators</b>   |   |   |            |
| <b>Reliable Indicators of Wetlands</b>  | <b>Indicators that can be Reliable with Proper Interpretation</b> | <b>Indicators of the Influence of Water</b>   |            |
| Hydrology   |   |   |            |
| <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) |            |
| <input type="checkbox"/> Hydrogen sulfide odor  |   |   |            |
| Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available): |   |   |            |

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

Sampling Point GC57

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 | White Pine     | <i>Pinus strobus</i>     | FACU             | 20.5%            | X                  |                             | 60.3%      |
| 2 | Red Oak        | <i>Quercus rubra</i>     | FACU             | 10.5%            | X                  |                             | 30.9%      |
| 3 | American Beech | <i>Fagus grandifolia</i> | FACU             | 3.0%             |                    |                             | 8.8%       |
| 4 |                |                          |                  |                  |                    |                             |            |
| 5 |                |                          |                  |                  |                    |                             |            |
| 6 |                |                          |                  |                  |                    |                             |            |
| 7 |                |                          |                  |                  |                    |                             |            |
| 8 |                |                          |                  |                  |                    |                             |            |
| 9 |                |                          |                  |                  |                    |                             |            |

34.0% =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 | White Pine         | <i>Pinus strobus</i>        | FACU             | 10.5%            | X                  |                             | 53.8%      |
| 2 | Black Huckleberry  | <i>Gaylussacia baccata</i>  | FACU             | 3.0%             |                    |                             | 15.4%      |
| 3 | Highbush Blueberry | <i>Vaccinium corymbosum</i> | FACW             | 3.0%             |                    | X                           | 15.4%      |
| 4 | Witch Hazel        | <i>Hamamelis virginiana</i> | FACU             | 3.0%             |                    |                             | 15.4%      |
| 5 |                    |                             |                  |                  |                    |                             |            |
| 6 |                    |                             |                  |                  |                    |                             |            |
| 7 |                    |                             |                  |                  |                    |                             |            |
| 8 |                    |                             |                  |                  |                    |                             |            |
| 9 |                    |                             |                  |                  |                    |                             |            |

19.5% =Total Cover

**Herb Stratum** Plot size 5'

|    | Common Name   | Scientific name                  | Indicator Status | Absolute % Cover | Dominant? (yes/no) | Wetland Indicator? (yes/no) | % Dominant |
|----|---------------|----------------------------------|------------------|------------------|--------------------|-----------------------------|------------|
| 1  | Princess-Pine | <i>Dendrolycopodium obscurum</i> | FACU             | 10.5%            | X                  |                             | 77.8%      |
| 2  | White Pine    | <i>Pinus strobus</i>             | FACU             | 3.0%             | X                  |                             | 22.2%      |
| 3  |               |                                  |                  |                  |                    |                             |            |
| 4  |               |                                  |                  |                  |                    |                             |            |
| 5  |               |                                  |                  |                  |                    |                             |            |
| 6  |               |                                  |                  |                  |                    |                             |            |
| 7  |               |                                  |                  |                  |                    |                             |            |
| 8  |               |                                  |                  |                  |                    |                             |            |
| 9  |               |                                  |                  |                  |                    |                             |            |
| 10 |               |                                  |                  |                  |                    |                             |            |
| 11 |               |                                  |                  |                  |                    |                             |            |
| 12 |               |                                  |                  |                  |                    |                             |            |

13.5% =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                                       |             |                 |                  |                  |                    |                             |            |
| 2                                       |             |                 |                  |                  |                    |                             |            |
| 3                                       |             |                 |                  |                  |                    |                             |            |
| 4                                       |             |                 |                  |                  |                    |                             |            |
|   |             |                 |                  | 0.0%             | =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 wetland indicator plants     |              | Do wetland indicator plants make up $\geq$ 50% of dominant plant species? |      |      |
|  | 5                          | 0  |              | Yes   | No   | X    |
| Prevalence Index:                          |                            | Total % Cover (all strata)                                       | Multiply by: | Result  |      |      |
|  |                            | OBL species  | 0%           | x1  | =    | 0%   |
|  |                            | FACW species   | 3%           | x2  | =    | 6%   |
|  |                            | FAC species  | 0%           | x3  | =    | 0%   |
|  |                            | FACU species   | 64%          | x4  | =    | 256% |
|  |                            | UPL species  | 0%           | x5  | =    | 0%   |
| Column Totals (A)                          |                            | 67%  |              | (B)   | 262% |      |
| Prevalence Index                           |                            | B/A=   | 3.91         | Is the Prevalence Index $\leq$ 3.0?                                       |      |      |
|  |                            |  |              | Yes   | No   | X    |
| Wetland vegetation criterion met? Yes No X |                            |  |              |   |      |      |

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<br>(inches)  | Matrix        |     | Redox Features |   |                   | Texture   | Remarks       |
|  | Color (moist) | %   | Color (moist)  | % | Type <sup>1</sup> |           |               |
| 0-2"   | 10YR4/2       | 100 |                |   |                   | Organic   | Organic layer |
| 2-10"  | 10YR2/2       | 100 |                |   |                   | Silt loam | A-layer       |
| 10-14"   | 10YR4/4       | 100 |                |   |                   | Silt loam | B1-layer      |
| 14-24"   | 10YR5/4       | 100 |                |   |                   | Silt loam | B2-layer      |
|  |               |     |                |   |                   |           |               |
|  |               |     |                |   |                   |           |               |
|  |               |     |                |   |                   |           |               |
|  |               |     |                |   |                   |           |               |
|  |               |     |                |   |                   |           |               |

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains <sup>2</sup>Location: 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: \_\_\_\_\_ Depth (inches): \_\_\_\_\_

Remarks

Hydric Soils criterion met?      Yes      No      X

**DOWNGRADIENT**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No X (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 <u>X</u> | No _____ | Is the Sampled Area within a Wetland? | Yes <u>X</u> | No _____ |
| Hydric Soils criterion met?  | Yes <u>X</u> | No _____ |                                       |              |          |
| Wetlands hydrology present?  | Yes <u>X</u> | No _____ |                                       |              |          |
| Remarks, Photo Details, Flagging, etc.:<br><br>Drought Status (Level 2: Significant Drought) |              |          |                                       |              |          |

**HYDROLOGY**

|   |   |   |   |            |  |
|---|---|---|---|------------|--|
| <b>Field Observations:</b>  |   |   |   |            |  |
| Surface Water Present?  | Yes   | No  | X | Depth (in) |  |
| Water Table Present?  | Yes   | No  | X | Depth (in) |  |
| Saturation Present (including capillary fringe)?  | Yes   | No  | X | Depth (in) |  |
| <b>Wetland Hydrology Indicators</b>   |   |   |   |            |  |
| <b>Reliable Indicators of Wetlands</b>  | <b>Indicators that can be Reliable with</b>                   | <b>Indicators of the Influence of Water</b>   |   |            |  |
| <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) |   |            |  |
| <input type="checkbox"/> 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.

Sampling Point GC57

VEGETATION – Use both common and scientific names of plants.

**Tree Stratum** Plot size 30'

|   | Common Name | Scientific name | Indicator | Absolute % | Dominant? | Wetland Indicator? | % Dominant |
|---|-------------|-----------------|-----------|------------|-----------|--------------------|------------|
| 1 | Red Oak     | Quercus rubra   | FACU      | 10.5%      | X         |                    | 77.8%      |
| 2 | White Pine  | Pinus strobus   | FACU      | 3.0%       | X         |                    | 22.2%      |
| 3 |             |                 |           |            |           |                    |            |
| 4 |             |                 |           |            |           |                    |            |
| 5 |             |                 |           |            |           |                    |            |
| 6 |             |                 |           |            |           |                    |            |
| 7 |             |                 |           |            |           |                    |            |
| 8 |             |                 |           |            |           |                    |            |
| 9 |             |                 |           |            |           |                    |            |

13.5% =Total Cover

**Shrub/Sapling Stratum** Plot size 15'

|   | Common Name        | Scientific name      | Indicator | Absolute % | Dominant? | Wetland Indicator? | % Dominant |
|---|--------------------|----------------------|-----------|------------|-----------|--------------------|------------|
| 1 | Highbush Blueberry | Vaccinium corymbosum | FACW      | 38.0%      | X         | X                  | 80.9%      |
| 2 | Red Oak            | Quercus rubra        | FACU      | 3.0%       |           |                    | 6.4%       |
| 3 | White Pine         | Pinus strobus        | FACU      | 3.0%       |           |                    | 6.4%       |
| 4 | Sweet Birch        | Betula lenta         | FACU      | 3.0%       |           |                    | 6.4%       |
| 5 |                    |                      |           |            |           |                    |            |
| 6 |                    |                      |           |            |           |                    |            |
| 7 |                    |                      |           |            |           |                    |            |
| 8 |                    |                      |           |            |           |                    |            |
| 9 |                    |                      |           |            |           |                    |            |

47.0% =Total Cover

**Herb Stratum** Plot size 5'

|    | Common Name   | Scientific name           | Indicator | Absolute % | Dominant? | Wetland Indicator? | % Dominant |
|----|---------------|---------------------------|-----------|------------|-----------|--------------------|------------|
| 1  | Princess-Pine | Dendrolycopodium obscurum | FACU      | 10.5%      | X         |                    | 77.8%      |
| 2  | Cinnamon Fern | Osmundastrum cinnamomeum  | FACW      | 3.0%       | X         | X                  | 22.2%      |
| 3  |               |                           |           |            |           |                    |            |
| 4  |               |                           |           |            |           |                    |            |
| 5  |               |                           |           |            |           |                    |            |
| 6  |               |                           |           |            |           |                    |            |
| 7  |               |                           |           |            |           |                    |            |
| 8  |               |                           |           |            |           |                    |            |
| 9  |               |                           |           |            |           |                    |            |
| 10 |               |                           |           |            |           |                    |            |
| 11 |               |                           |           |            |           |                    |            |
| 12 |               |                           |           |            |           |                    |            |

13.5% =Total Cover

VEGETATION - continued.

| Woody Vine Stratum |             | Plot size 30'   |           |            |              |                    |            |
|--------------------|-------------|-----------------|-----------|------------|--------------|--------------------|------------|
|                    | Common Name | Scientific name | Indicator | Absolute % | Dominant?    | Wetland Indicator? | % Dominant |
| 1                  |             |                 |           |            |              |                    |            |
| 2                  |             |                 |           |            |              |                    |            |
| 3                  |             |                 |           |            |              |                    |            |
| 4                  |             |                 |           |            |              |                    |            |
|                    |             |                 |           | 0.0%       | =Total Cover |                    |            |

|   |                            |  |              |                                  |      |    |
|---|----------------------------|--|--------------|----------------------------------|------|----|
| <b>Rapid Test:</b>                                |                            | Do all dominant species have an indicator status of OBL or FACW? |              | Yes                              | No   | X  |
| <b>Dominance Test:</b>                            | Number of dominant species | Number of dominant species that are                              |              | Do wetland indicator plants make |      |    |
|   | 5                          | 2  |              | Yes                              | No   | X  |
| <b>Prevalence Index:</b>                          |                            | Total % Cover  | Multiply by: | Result                           |      |    |
|   | OBL species                | 0%   | x1           | =                                | 0%   |    |
|   | FACW species               | 41%  | x2           | =                                | 82%  |    |
|   | FAC species                | 0%   | x3           | =                                | 0%   |    |
|   | FACU species               | 33%  | x4           | =                                | 132% |    |
|   | UPL species                | 0%   | x5           | =                                | 0%   |    |
|   | Column Totals (A)          | 74%  |              | (B)                              | 214% |    |
|   | Prevalence Index           | B/A=   | 2.89         | Is the Prevalence Index ≤ 3.0?   |      |    |
|   |                            |  |              | Yes                              | X    | No |
| <b>Wetland vegetation criterion met? Yes X No</b> |                            |  |              |                                  |      |    |

**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<br>(inches)  | Matrix        |     | Redox Features |   |                   | Texture   | Remarks  |
|  | Color (moist) | %   | Color (moist)  | % | Type <sup>1</sup> |           |          |
| 0-10"  | 10YR2/2       | 100 |                |   |                   | Muck      | A-layer  |
| 10-18"   | 2.5YR5/2      | 100 |                |   |                   | Silt loam | B1-layer |
| 18-24"   | 2.5YR4/2      | 100 |                |   |                   | Silt loam | B2-layer |
|  |               |     |                |   |                   |           |          |
|  |               |     |                |   |                   |           |          |
|  |               |     |                |   |                   |           |          |
|  |               |     |                |   |                   |           |          |
|  |               |     |                |   |                   |           |          |
|  |               |     |                |   |                   |           |          |

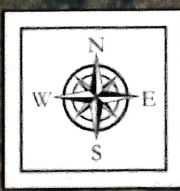
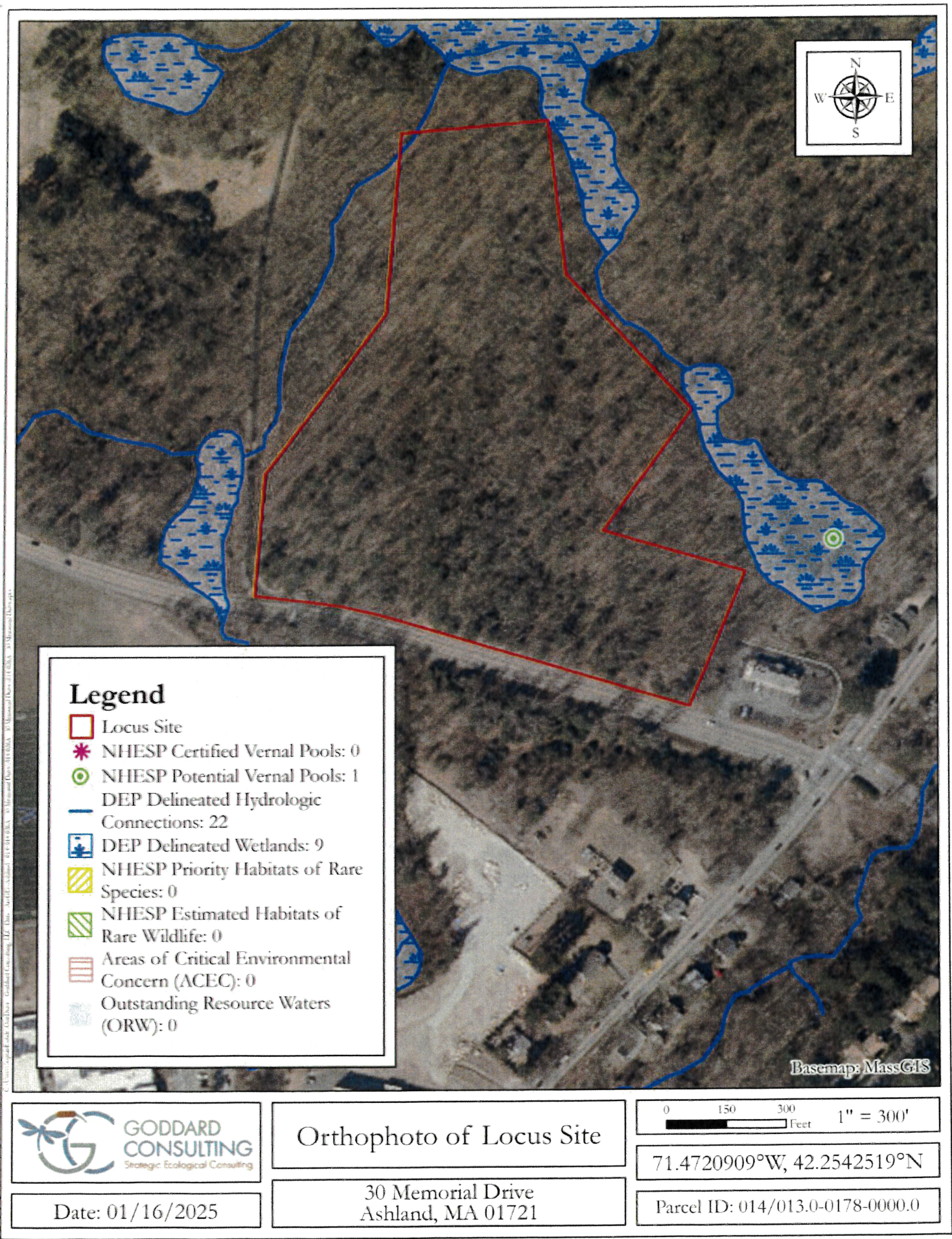
<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains <sup>2</sup>Location: PL=Pore Lining, M=Matrix

| 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: \_\_\_\_\_ Depth (inches): \_\_\_\_\_

Remarks \_\_\_\_\_

Hydric Soils criterion met?      Yes   X      No



**Legend**

- Locus Site
- ✱ NHESP Certified Vernal Pools: 0
- NHESP Potential Vernal Pools: 1
- DEP Delineated Hydrologic Connections: 22
- DEP Delineated Wetlands: 9
- 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

Basemap: MassGIS



Orthophoto of Locus Site

0 150 300 Feet 1" = 300'

71.4720909°W, 42.2542519°N

Date: 01/16/2025

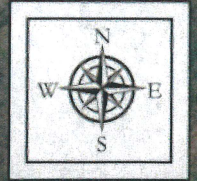
30 Memorial Drive  
Ashland, MA 01721

Parcel ID: 014/013.0-0178-0000.0

Figure 2

Legend

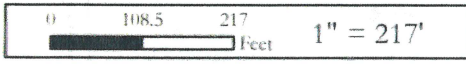
-  Locus Site
-  BVW



C:\Users\jgordon\Public\Case Files\Goddard Consulting, LLC\Data - ArcGIS\Workspace\181719539\30 Memorial Drive\181719539\_30 Memorial Drive\181719539\_30 Memorial Drive.aprx



Sketch of Wetland Delineation



71.4719539°W, 42.2550828°N

Date: 01/17/2025

30 Memorial Drive  
Ashland, MA 01721

Parcel ID: 014/013.0-0178-0000.0

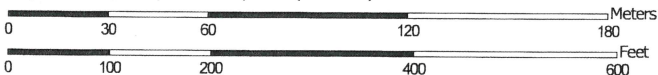


Soil Map—Middlesex County, Massachusetts



Soil Map may not be valid at this scale.

Map Scale: 1:2,150 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

1/17/2025  
Page 1 of 3

## 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
- Water Features
  - Streams and Canals
- Transportation
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background
  - Aerial Photography
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

## 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

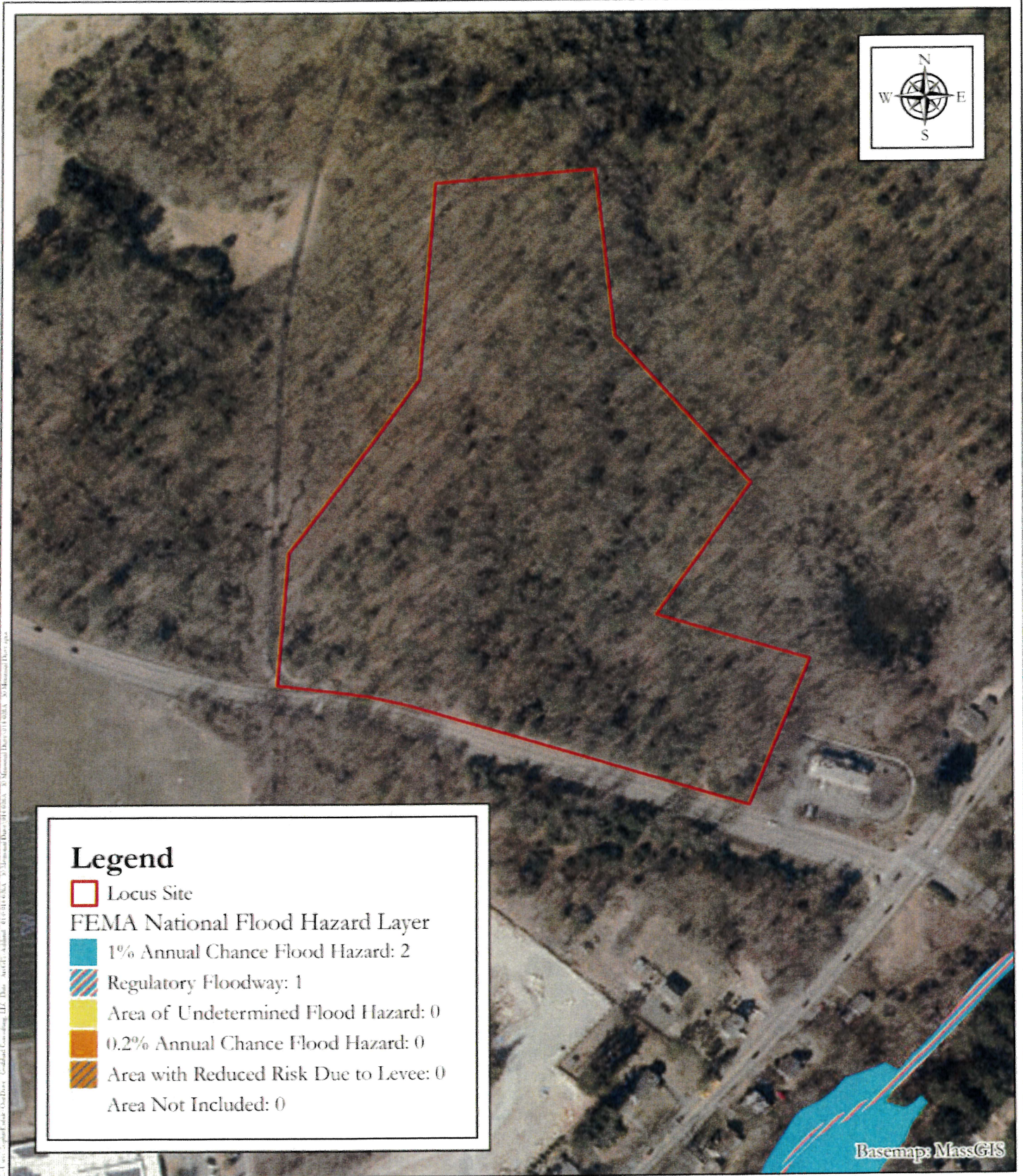
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

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 |
|------------------------------------|--|--------------|----------------|
| 53A                                | Freetown muck, ponded, 0 to 1 percent slopes                     | 1.2          | 6.8%           |
| 73B                                | Whitman fine sandy loam, 0 to 3 percent slopes, extremely stony  | 0.5          | 3.1%           |
| 104C                               | Hollis-Rock outcrop-Charlton complex, 0 to 15 percent slopes     | 0.0          | 0.1%           |
| 106C                               | Narragansett-Hollis-Rock outcrop complex, 3 to 15 percent slopes | 5.1          | 29.7%          |
| 416B                               | Narragansett silt loam, 3 to 8 percent slopes, very stony        | 2.2          | 12.6%          |
| 416C                               | Narragansett silt loam, 8 to 15 percent slopes, very stony       | 8.2          | 47.8%          |
| <b>Totals for Area of Interest</b> |  | <b>17.2</b>  | <b>100.0%</b>  |



**Legend**

- Locus Site
- FEMA National Flood Hazard Layer
- 1% Annual Chance Flood Hazard: 2
- Regulatory Floodway: 1
- Area of Undetermined Flood Hazard: 0
- 0.2% Annual Chance Flood Hazard: 0
- Area with Reduced Risk Due to Levee: 0
- Area Not Included: 0



FEMA Flood Map  
of Locus Site

0 150 300 feet 1" = 300'

71.4721245°W, 42.2544723°N

Parcel ID: 014/013.0-0178-0000.0

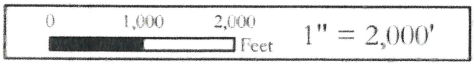
Date: 01/16/2025

30 Memorial Drive  
Ashland, MA 01721

Figure 3



**USGS of Locus Site**



71.4717266°W, 42.2551041°N

Date: 01/16/2025

30 Memorial Drive  
Ashland, MA 01721

Parcel ID: 014/013.0-0178-0000.0

Figure 1

**APPENDIX E – COPY OF RECORDED DEED AND PLAN OF LAND**



2



2019 00012189  
Bk: 72175 Pg: 540 Doc: DEED  
Page: 1 of 2 01/29/2019 02:58 PM

**QUITCLAIM DEED**

MEGUNKO TRANSIT DISTRICT, LLC, a Massachusetts limited liability company, with an address of 62 Temple Drive, Alton Bay NH 03810 for consideration paid and in full consideration of One and 00/100 Dollars (\$1.00) grant to METROWEST YOUNG MEN'S CHRISTIAN ASSOCIATION, INC., a Massachusetts non-profit corporation, with an address of 280 Old Connecticut Path, Framingham, Massachusetts 01701,

with *quitclaim covenants*

The land situated in Ashland, Middlesex County, Massachusetts and shown as Lot 3A on a Plan of Land entitled "PLAN OF LAND IN ASHLAND, MA, dated January 22, 2019 prepared for Robert Gayner by Hancock Associates, Scale 1" = 50' and recorded in the Middlesex South Registry of Deeds herewith, as Plan Number 86 of 2019.

The Grantor hereby states that this conveyance does not constitute a sale of all, or substantially all of its assets in the Commonwealth of Massachusetts and that it is not taxed as a corporation.

Being a portion of the land conveyed to Grantor in the deeds recorded in the Middlesex South Registry of Deeds in Book 36623, Page 52 and Book 36623, Page 53.

[SIGNATURE AND NOTARY ACKNOWLEDGEMENT TO FOLLOW]

FLETCHER TILTON PC  
161 WORCESTER RD, SUITE 501  
FRAMINGHAM, MA 01701-5315

Address: Lot 3A Massachusetts Bay Transportation Authority  
Roadway, Ashland, Massachusetts

Witness this 26 day of January, 2019 my hands and seal.

MEGUNKO TRANSIT DISTRICT, LLC

By: [Signature]  
Robert E. Gayner, Manager

STATE OF NEW HAMPSHIRE

Belknap, ss.

On this 26 day of January, 2019, before me, the undersigned Notary Public, personally appeared the above named Robert E. Gayner, as Manager of Megunko Transit District, LLC, and proved to me through satisfactory evidence of identification which was N.H. Driver's License, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of the LLC.

[Signature]  
Notary Public:  
My Commission Expires: July 11, 2023



**LEGEND**

- GUARDRAIL
- FENCE
- DH DRILL HOLE
- DHCB DRILL HOLE IN CONCRETE BOUND
- DHCB DRILL HOLE IN STONE BOUND
- CTR. BK. CENTER BACK
- EDGE OF PAVEMENT
- EDGE OF GRAVEL ROAD

**CONSENT DECREE REFERENCES:**

UNITED STATES DISTRICT COURT, DISTRICT OF MASSACHUSETTS  
 CIVIL ACTION NUMBER 99-40133  
 CIVIL ACTION NUMBER 99-40134  
 CIVIL ACTION DOCKET NO. 00CV11037EFH  
 CIVIL ACTION DOCKET NO. 00CV11038BEFH

**ASSESSORS:**

PARCEL ID: 13-138-00-000

**RECORD OWNER:**

MEGUNKO TRANSIT DISTRICT, LLC

**ZONING:**

INDUSTRIAL DISTRICT  
 RAIL TRANSIT DISTRICTS B, C, D & E  
 PHOTOVOLTAIC INSTALLATION OVERLAY DISTRICT

**REFERENCES:**

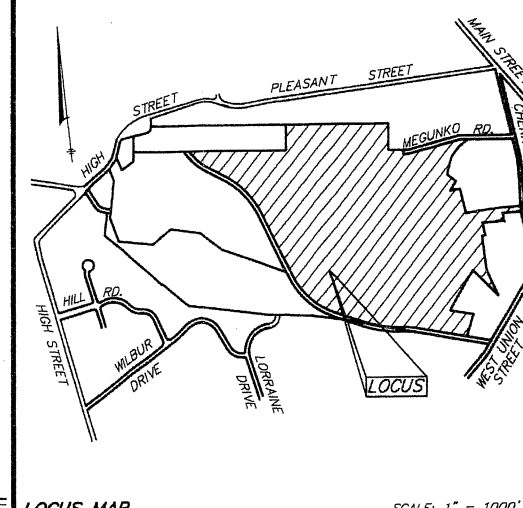
DEED BOOK 17726 PAGE 42-49  
 DEED BOOK 16025 PAGE 1  
 DEED BOOK 17314 PAGE 117  
 DEED BOOK 14220 PAGE 507  
 DEED BOOK 14217 PAGE 430  
 DEED BOOK 25599 PAGE 526  
 DEED BOOK 31781, PAGE 569  
 DEED BOOK 31919, PAGE 503  
 DEED BOOK 33048, PAGE 66  
 DEED BOOK 62400, PAGE 377  
 DEED BOOK 71203, PAGE 139

DEED BOOK 36623, PAGE 52  
 DEED BOOK 36623, PAGE 53  
 DEED BOOK 36623, PAGE 59  
 DEED BOOK 36623, PAGE 64  
 DEED BOOK 36623, PAGE 67  
 DEED BOOK 37587, PAGE 162  
 DEED BOOK 42346, PAGE 430

PLAN 1911 OF 1986  
 PLAN 165 OF 1981  
 PLAN 984 OF 1986  
 PLAN 258 OF 1983  
 PLAN 153 OF 1987  
 PLAN 1107 OF 1979  
 PLAN 548 OF 1978  
 PLAN 464 OF 1977  
 PLAN 1464 OF 1978  
 PLAN 162 OF 1981  
 PLAN 1139 OF 2000  
 PLAN 966 OF 2006  
 PLAN 589 OF 2013  
 PLAN 590 OF 2013

L.C.C. #6654  
 L.C.C. #6654J  
 L.C.C. #6654G

A PLAN ENTITLED: "PLAN OF LAND, ASHLAND, MASS.", PREPARED FOR DEPARTMENT OF THE ARMY NEW ENGLAND CORPS OF ENGINEERS, PREPARED BY: FUSS & O'NEILL, INC., MANCHESTER, CT, DATED: 1-08-98, LAST REVISED: 2/12/99



0 MBTA ACCESS ROAD

Ashland, Massachusetts 01721

PREPARED FOR:

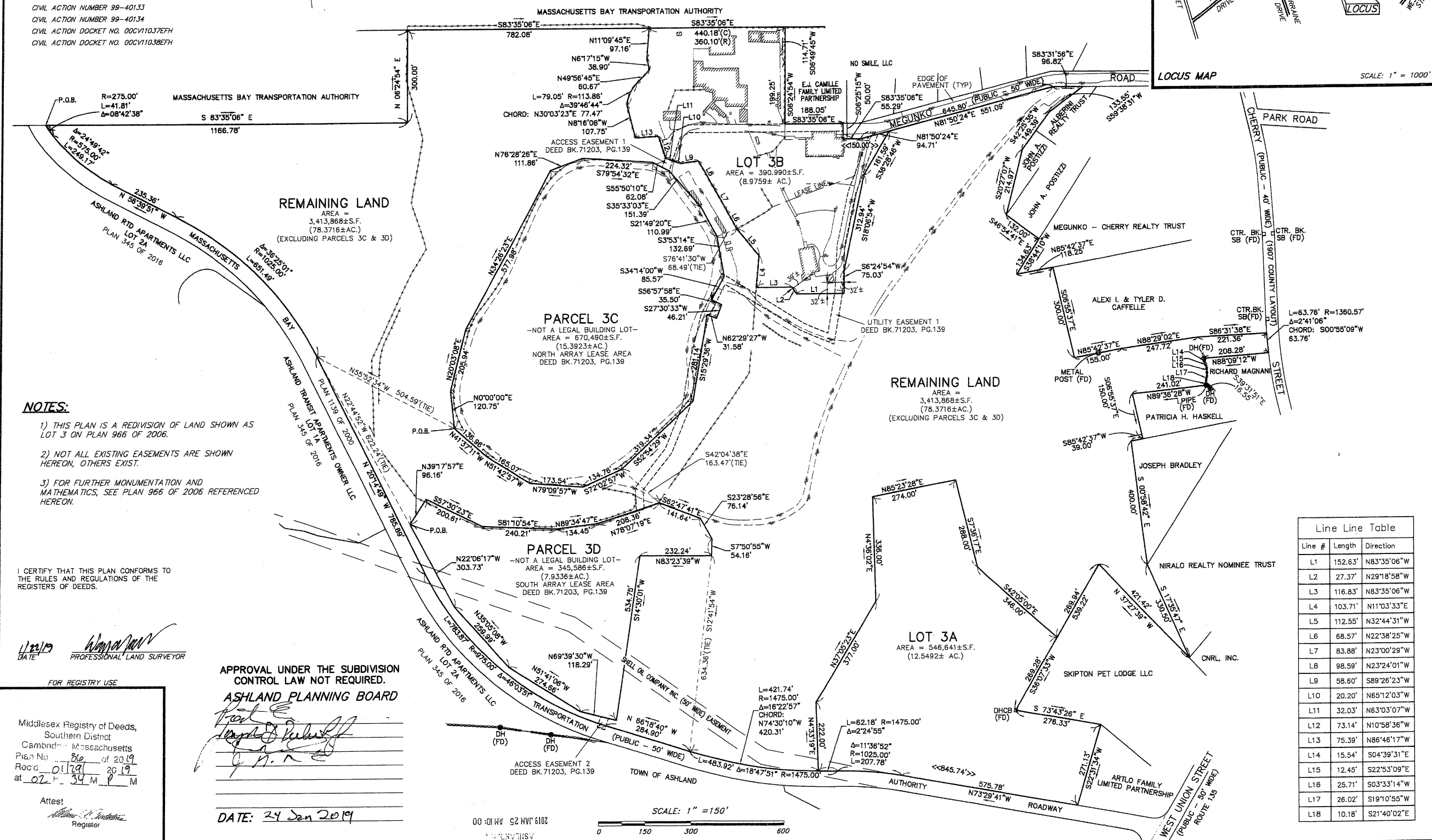
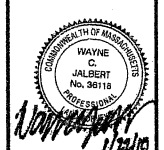
**ROBERT GAYNER**

62 Temple Drive  
 Alton, New Hampshire, 03810

**HANCOCK ASSOCIATES**

Civil Engineers  
 Land Surveyors  
 Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923  
 VOICE (978) 777-3050, FAX (978) 774-7816  
 WWW.HANCOCKASSOCIATES.COM



**NOTES:**

- 1) THIS PLAN IS A REDIVISION OF LAND SHOWN AS LOT 3 ON PLAN 966 OF 2006.
- 2) NOT ALL EXISTING EASEMENTS ARE SHOWN HEREON, OTHERS EXIST.
- 3) FOR FURTHER MONUMENTATION AND MATHEMATICS, SEE PLAN 966 OF 2006 REFERENCED HEREON.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

1/22/19 DATE: *Wayne C. Jallibert*  
 PROFESSIONAL LAND SURVEYOR

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.  
**ASHLAND PLANNING BOARD**

*[Signature]*  
 DATE: 24 Jan 2019

FOR REGISTRY USE  
 Middlesex Registry of Deeds,  
 Southern District  
 Cambridge, Massachusetts  
 Plan No. 86 of 2019  
 Recd. 01/29/2019  
 at 02:34 PM

| Line # | Length  | Direction   |
|--------|---------|-------------|
| L1     | 152.63' | N63°35'06"W |
| L2     | 27.37'  | N29°18'58"W |
| L3     | 116.83' | N83°35'06"W |
| L4     | 103.71' | N11°03'33"E |
| L5     | 112.55' | N32°44'31"W |
| L6     | 68.57'  | N22°38'25"W |
| L7     | 83.88'  | N23°00'29"W |
| L8     | 98.59'  | N23°24'01"W |
| L9     | 58.60'  | S89°26'23"W |
| L10    | 20.20'  | N65°12'03"W |
| L11    | 32.03'  | N63°03'07"W |
| L12    | 73.14'  | N10°58'36"W |
| L13    | 75.39'  | N86°46'17"W |
| L14    | 15.54'  | S04°39'31"E |
| L15    | 12.45'  | S22°53'09"E |
| L16    | 25.71'  | S03°33'14"W |
| L17    | 26.02'  | S19°10'55"W |
| L18    | 10.18'  | S21°40'02"E |

86 of 2019

AW