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August 29, 2025

Ashland Conservation Commission
101 Main Street
Ashland, MA 01721

Re: 16 Sudbury Road, Ashland, MA

Subject: Notice of Intent Revisions (DEP File No. 95-1010)

Dear Commission Members:

Enclosed please find two (2) copies of a revised site plan (revised through August 27, 2025) and an additional narrative pertaining to the Notice of Intent (“NOI”) previously submitted on behalf of the Applicant: Guy Richard Loguidice, Jr. These documents will be provided electronically to the Department of Environmental Protection. A description of the revisions and additional information on regulatory compliance is as follows:

As previously discussed, the project consists of demolition of an existing deck and replacement with a new deck and an enclosed addition, all of which will be supported by helical pilings with no grading or other soil disturbance. Since most of this work will take place within an existing, degraded Riverfront Area (i.e., under the existing deck) and the balance is within an existing lawn, the “redevelopment” requirements of 310 CMR 10.58(5) will be followed. Compliance with these requirements is as follows:

- a) The proposed project will constitute an improvement over existing conditions as the lawn area under the proposed, 193 square foot expansion will be mitigated by converting existing lawn (within the Inner Riparian Zone) to a minimum 386 square foot restoration planting area consisting of native saplings, shrubs and herbaceous cover (see attached plan and planting protocol).
- b) This single-family home project is exempt from DEP stormwater standards.
- c) The proposed work is more than 100-feet from the river.
- d) The proposed project replaces an existing deck and, as such, is in the only feasible location. Mitigation is provided in accordance with 310 CMR 10.58(5)(g).
- e) The existing degraded area on the property is 7 percent. The new expansion is 0.6 percent of additional degraded area resulting in a total, proposed degraded area of less than 8 percent. Also, compensatory mitigation is provided.
- f) Not applicable as restoration of existing degraded area is not proposed.
- g) Mitigation for the expansion of degraded area is proposed at a 2:1 ratio. The details are presented on the revised plan and are described in the attached planting protocol.

The revised project plan depicts the local bylaw 25-foot No Disturb Buffer plotted off the outermost wetland resource areas. Three (3) bounds are proposed where the 25-foot Buffer encroaches into the subject property. The mitigation planting area is depicted on the revised plan and is located within a relatively level existing lawn area, just outside the treeline, within the Inner

August 29, 2025

Page | 2

Riparian Zone. The species chosen for the mitigation area are all native, found growing locally and are suitable for conditions in the upland buffer zone.

We look forward to meeting with the Commission regarding this project. If you have any questions, please feel free to contact me at any time.

Sincerely,



Arthur Allen
Senior Environmental Scientist

Attachments: 2(Revised Site Plan & Planting Protocol)

AA/NOI/Ashland 16 Sudbury NOI Revisions

**Upland Planting Protocol for 386 square foot Riverfront Area Mitigation Site at
16 Sudbury Rd., Ashland, MA**

Two (2) Upland Tree Saplings (3-4 foot height, containerized or balled & burlapped), plant at least two of the following species, approximately 15-feet on-center

Red or Pin Oak (*Quercus rubra* or *Q. palustris*)

White Pine (*Pinus strobus*)

Fifteen (15) Upland Shrubs (18-24 inch height, containerized or balled & burlapped, plant at least three of the following species, approximately 5-feet on-center)

Sweetfern (*Comptonia peregrina*)

Hawthorn (*Crataegus crus-galli*)

Hazelnut (*Corylus cornuta*)

Inkberry Holly (*Ilex glabra*)

Black Huckleberry (*Gaylussacia baccata*)

1 pound Seed Mix: New England Erosion Control/Restoration Mix for Dry Sites (or similar).

Roto-till minimum 386 square foot lawn area (as shown on plan), plant saplings & shrubs according to table above, apply seed mix and mulch with 1-2 inches of weed-free straw. Weekly watering is recommended if planting to be done between June 1 and September 30. Any invasive plant species will be removed, by-hand, including roots, prior to planting and during the two-year monitoring period. Chosen area is relatively level and no grading is anticipated.