



Town of Ashland, Office of Conservation

DATE: October 10, 2025

Subject:
10-60 Main Street Waiver Requests

Addressed To:
Zoning Board of Appeals
ATTN: Jasmin Farinacci, Town Planner

Dear members of the Zoning Board of Appeals

This letter is intended to restate the Conservation Commission's position that the ZBA not waive the wetlands protection and stormwater management bylaws for the 40B proposed at 10-60 Main Street. These bylaws serve to protect not just the health of the environment but also the safety of Ashland residents current and future.

In particular, under Article I of the stormwater management bylaw allows the Commission to require the developer to use the most recent precipitation data (NOAA Atlas 14, dated 2014) in their stormwater calculations, accounting for higher rain volume during storm events. This may result in necessary increases in the stormwater storage of underground and surface basins in order to prevent on site flooding during heavy or prolonged rain.

Article II of the stormwater management bylaw is our requirement under the MS4 permit (a federal requirement), and cannot be waived. This bylaw protects our roadway stormwater systems from various pollutants both during construction and for the life of the site. Waiving this bylaw would prevent the town from enforcing the regulations required by the EPA.

The wetlands protection bylaw allows the Commission additional scope in conditioning a project to best protect the wetlands, and in this case the Sudbury River, as well as downstream abutters, infrastructure, and environmental interests from pollutants or other activities through the protection of the 25-foot No Disturb Zone. For the reasons listed above, the Conservation Commission urges the ZBA to not waive these bylaws.

On behalf of the Conservation Commission,

Becca Solomon
Conservation Agent