



STRATEGIC LAND VENTURES

October 21 2025

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

Re: Ashland Conservation Commission Letter Dated October 10th 2025

Dear Mr. Chairman:

The ZBA provided us with the aforementioned letter from the Ashland Conservation Commission on October 14th 2025. We are in the process of revising the final Waiver Request List which we anticipate will be discussed at the October 28th public hearing. In full transparency, the waivers we have requested which are referenced in the Con Com letter are necessary and essential to our ability to successfully move forward in entitlement process. However, we are willing to make commitments that we believe will satisfactorily address concerns identified in the letter:

Paragraph 2 from ConCom Letter:

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.

Response: The Applicant is actively pursuing the development project through a Comprehensive Permit whereby the Ashland Zoning Board will act on all local permits and approvals. The project will comply with DEP Stormwater Management regulations including filing of a Stormwater Pollution Prevention Plan ("SWPPP") and a National Pollutant Discharge Elimination System ("NPDES") permit.

Proposed Condition for the Comprehensive Permit: *The Applicant will be required to use the NOAA Atlas 14 precipitation data within the stormwater calculations in its Notice of Intent filing with the Ashland Conservation Commission.*

Paragraph 3 from ConCom 10/10 Letter:

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.



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Response: We disagree with the Con Com's characterization of the waiver request and the ZBA's ability to grant this waiver. Article II of the local bylaw is still a local requirement. As consistently mentioned, we are pursuing the development project through a Comprehensive Permit whereby the Ashland Zoning Board will act on all local permits and approvals. The project will comply with DEP Stormwater Management regulations including filing of a Stormwater Pollution Prevention Plan ("SWPPP") and a National Pollutant Discharge Elimination System ("NPDES") permit.

Proposed Condition for the Comprehensive Permit: *The Applicant will be required to comply with Article II Illicit Discharges and will submit an Illicit Discharge Statement as an Exhibit to the Notice of Intent filing with the Conservation Commission.*

We believe if counsel to the ZBA includes these two conditions in the Comprehensive Permit, the concerns communicated by the Conservation Commission will be adequately addressed.

We look forward to discussing these matters on October 28th and continuing with the momentum we have collectively created.

Sincerely,

Geoffrey Engler
Managing Partner of SLV Ashland, LLC