

December 3, 2025

ELECTRONICALLY DELIVERED

Planning Board
Town of Ashland
Planning Department
101 Main Street
Ashland, Massachusetts 01721

RE: MetroWest Young Men's Christian Association, Inc.
30 Memorial Drive, Ashland, Massachusetts
Waiver Request Relating to the Application for Site Plan Review pursuant to § 9.4 of the
Zoning Bylaws in Connection with the Proposed YMCA Development

Dear Members of the Board:

With regard to the above-referenced Application, the Applicant respectfully requests a waiver from Section 9.4.9 relating to Water, under the Site Plan Review Criteria within the Ashland Zoning Bylaws. Section 9.4.9 states:

"Water. The site plan shall show adequate measures to prevent pollution of surface or ground water, to minimize erosion and sedimentation and to prevent changes in groundwater levels, increased volume and rate of runoff and potential for flooding. Drainage shall be designed so that runoff shall not be increased in rate or volume, groundwater recharge is maximized and neighboring properties will not be adversely affected."

As further explained in the accompanying Engineering Memorandum prepared by Bohler, the requested waiver relates to the proposed stormwater management system and the effect on runoff volumes. Although the proposal will lead to a decrease in peak flow rates, it will result in an increase in runoff volume. Following consultation with GCG, who conducted a peer review of this project, the Development Team respectfully requests a waiver from strict compliance with Section 9.4.9.

If you need further information in connection with this request, please feel free to contact my office. Thank you.

Fletcher Tilton

FletcherTilton.com

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Respectfully submitted,

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