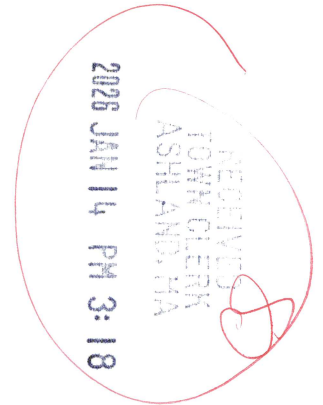


**DECISION ON APPLICATION FOR  
COMPREHENSIVE PERMIT**



APPLICANT: SLV Ashland, LLC (the “Applicant”)  
257 Hillside Avenue, Needham, MA 02494

PROPERTY: 10-60 Main Street, Ashland, Massachusetts (the “Property”)  
Assessors References Map 14 Lot 128

DATE: January 13, 2025

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**I. PROCEDURAL HISTORY**

1. An Application for a Comprehensive Permit was received by the Ashland Zoning Board of Appeals (the “Board”) on November 11th, 2024. The Application was for a proposed a multifamily development called “Sanctuary at Ashland Mills,” consisting of two hundred fifty (250) rental units and associated accessory uses, infrastructure and amenities including, *inter alia*, a leasing office along with 22,640 gross square feet of commercial space on the property at 10-60 Main Street, consisting of approximately 7.8 acres of land (collectively, the “Project”). Of the total residential units, thirteen(13) of the 250 units are proposed to be handicapped accessible units. The multifamily units will be located within a single five (5) story building. There will be a garage under the building and related at grade parking. As detailed within the Applicant’s submitted plans and materials, twenty-five (25) percent of the total number of units will be affordable to low and moderate income families pursuant to Chapter 40B, which will include: seven (7) studio units, forty-two (42) one-bedroom units, eight (8) two-bedroom units, six (6) three-bedroom units, for a total of 63 affordable units.
2. On November 22, 2024 the Applicant agreed to an extension of the opening of the Public Hearing to January 7, 2025.
3. The Board’s hearing on the Application was duly opened on January 7, 2025. Within the public hearing process, the Applicant provided the Board with further extensions on May 8, 2025 to July 20, 2025; on June 23, 2025 to September 2, 2025; on September 12, 2025 to October 30; and on October 29 to December 4, 2025 and again on November TBD to December 10th. The hearing was closed on December 9, 2025.
4. The Board notified all applicable local boards and commissions of the filing of the Application by sending a copy thereof to such local boards and commissions for their recommendations, all of which have been made a part of the record of these proceedings

and have been taken into consideration by the Board in rendering its Decision.

5. During the course of the public hearing, Town staff, boards and commissions, and local residents submitted oral and written testimony with respect to the Application. The Board considered the technical review of an independent site peer reviewer, a traffic peer review consultant, and a wetlands and environmental consultant in regard to matters of public health and safety, environmental health and safety, traffic, site and preliminary stormwater management plans, and other issues of local concern.
6. The Applicant provided various materials, reports and revised plans throughout the public hearing on the Application.
7. During the public hearing, the Applicant was represented by Geoff Engler, a principal, and assisted by its professional representatives from Bohler Engineering; Vanasse & Associates, Inc.; Lucas Environmental, LLC; and Embarc Architects. The Board utilized the services of Hancock Associates, Joseph Peznola, P.E., Haley Ward, Greg Eldridge, P.E.; and MDM Transportation Consultants, Robert J. Michaud, P.E., together with Lisa L. Mead, Esq. and Brian Winner, Esq., of the law firm Mead, Talerman & Costa, LLC.
8. During the public hearing, the Board heard testimony from abutters and other nearby residents regarding their concerns about the project.
9. Also within the public hearing, the Board received the correspondence and submissions as set forth on **Exhibit A** attached hereto.

## **II. PROJECT AND PROPERTY DESCRIPTION**

1. The Project is described and shown in the Application package and various plans, including most notably, the following:

Site Plans entitled “Preliminary Site Development Plans Sanctuary at Ashland Mills” Dated: February 5, 2025, revised through September 9, 2025 (Revision 9) consisting of 20 sheets, prepared by: Bohler Engineering (the “Site Plans”). **Exhibit B**

Architectural Plans entitled, “The Sanctuary at Ashland Mills”, dated August 1, 2024, revised through September 16, 2025, consisting of 18 pages, Prepared by: Embarc Architects. **Exhibit C. Collectively, the plans as attached as Exhibits B and C hereto are referred herein as the “Plans” or the “Approved Plans”.**
2. The Property is located in the Town’s Industrial (“I”) and Ashland Downtown Overlay District (“ADD”) Zoning Districts.
3. The Property includes 7.8 acres with access off Main Street and Myrtle Street. The entire developable area of the Property consists of pre-existing disturbed land and impervious surfaces, including areas with soil contamination. The Property is to be accessed via two primary driveways, leading to parking areas located to the north and south of the

commercial buildings, which once housed a mill complex in downtown Ashland. The Project design includes the restoration and partial preservation of the two northernmost mill buildings, which will be repurposed for commercial and retail uses, some of which will be open to the public, including approximately 7,500 square feet of outdoor flexible open space. The remaining brick structures will be demolished and replaced by a single, four- to five-story multifamily residential building containing 250 apartment units. The development will also include 177 concealed podium parking spaces, in addition to 185 surface parking spaces to replace the existing lot, for a total of 362 parking spaces.

4. The site's existing topography ranges in elevation from 180 feet to 192 feet. Water runoff generally drains toward on-site catch basins before being pumped/draining to the Sudbury River, which is located to the east of the site. An existing retaining wall along the length of the river serves as a flood barrier during high water events. Some areas of the site drain overland toward this retaining wall, discharging to the river through one of three overflow pipes. A small section of the southeastern portion of the site drains overland into the Main Street right-of-way drainage system.
5. Surrounding properties to the north after the Sudbury River include residential uses. Properties to the west and south include the commercial area of downtown Ashland which also includes residential uses. Importantly, to the south on Main Street are two railroad crossings at Cherry Street and Main Street, both with active commuter rail and freight rail activity.
6. The Applicant proposes a project consisting of two hundred fifty (250) units of rental housing, located in one residential building together with rehabilitation of one mill building and partial rehabilitation of a second building, the project will feature approximately 22,640 gross square feet of commercial space.
7. Twenty-five percent of the total 250 units, or sixty-three (63) units, will be affordable at/or below 80% of the Area Median Income all in accordance with applicable state regulations and guidelines. The remaining units will be market rate units.
8. The project will be serviced by a municipal water and sewer services.
9. All utilities are to be below ground.

### **III. JURISDICTIONAL FINDINGS**

1. The Applicant has demonstrated its eligibility to submit an application for a Comprehensive Permit to the Board and the project fulfills the minimum project eligibility requirements as contained within 760 CMR 56.04(1):
  - a. Applicant has formed a single purpose entity, SLV Ashland, LLC, intended to be the limited dividend entity created for the purpose of the development.
  - b. The Applicant has received a project determination of Project Eligibility dated October

11, 2024 from the Massachusetts Housing Finance Agency (“MassHousing”), for the development of up to 250 rental units, a copy of which was provided to the Board.

- c. The Application submitted to the Board included a copy of a purchase and sale agreement dated March 19, 2024, by and between Ashland Properties, LLC and SLV Ashland, LLC, thereby evidencing site control per 760 CMR 56.04(1)(c).
  - d. The Applicant has agreed to execute a Regulatory Agreement that limits its annual distributions in accordance with Chapter 40B and the regulations and guidelines adopted thereunder by the Subsidizing Agency.
2. The Town of Ashland did not, at the time of the application, meet the statutory minima set forth in G.L. c.40B, § 20 or the regulatory criteria set forth in 760 CMR 56.03(3) through 760 CMR 56.03(7).

#### **IV. FACTUAL FINDINGS**

1. The Board notified all applicable local boards and commissions of the filing of the Application by sending a copy thereof to such local boards and commissions for their recommendations, all of which have been made a part of the record of these proceedings and have been taken into consideration by the Board in rendering its Decision.
2. During the course of the public hearing, Town staff, boards and commissions, and local residents submitted oral and written testimony with respect to the proposed changes. The Board considered the technical review of Town Department Heads and independent site, traffic, and environmental peer reviewers, in regard to matters of public health and safety, environmental health and safety, traffic, site and preliminary stormwater management plans, and other issues of local concern.
3. Peer review was thorough and cooperative.
4. According to the Commonwealth’s Executive Office of Housing and Livable Communities Subsidized Housing Inventory (“SHI”), as defined in 760 CMR 56.02, as of July 15, 2024, 5.83% of the Town of Ashland’s total housing stock constituted SHI eligible housing, as defined in 760 CMR 56.02. The Town of Ashland has not met the state requirement of 10% affordable housing as defined by the foregoing set of regulations and thus is not presumed to meet its community needs.
5. The Board finds that the Town of Ashland has a continued need for affordable housing as required by G.L. c. 40B, and the project will provide such housing.
6. The Board finds that the Project will provide adequate access to public transportation.
7. The Board finds that the location and density of the Project is consistent with neighboring development patterns and the Ashland Downtown District Zoning.

8. The Board finds that, when built in accordance with the Final Plan Sets of Record and in compliance with the conditions imposed herein, the Project will be "consistent with local needs" as such phrase is contemplated by G.L. c. 40B, §§20-23. The Board also finds that any unmitigated impacts posed by the Project will not outweigh the benefits provided by the Project's affordable units.
9. The Board also finds that the Applicant has worked in good faith to mitigate adverse impacts to a reasonable and acceptable extent.
10. The Board finds that during the hearing process the Applicant was cooperative and made changes to the Plans in an effort to address concerns raised by the Board and the abutters to the proposed project, notwithstanding that all of the concerns of the neighbors could not be addressed.
11. The Board finds that the granting of waivers from local by-laws and regulations, as described more fully in Section IV and **Exhibit D** hereof, is acceptable, although the grant of any waivers may cause adverse impacts to local concerns. Nevertheless, the Board finds that the local concerns that have been affected thereby do not outweigh the statutory requirements for affordable housing.
12. Notwithstanding waivers to local requirements, and other adverse impacts to local concerns, the Board finds that the project as presently designed, and as conditioned by this decision, will be "consistent with local needs," as such term is contemplated under G. L. c. 40B.
13. The Board finds that the conditions imposed in the following section are necessary in order to properly address local concerns. The Board finds that such conditions will not render the project uneconomic. To the extent that such conditions do render the project uneconomic, the Board finds that the local concerns in imposing the same outweigh the statutory requirements for the affordable units that have been proposed.

#### **IV. DECISION AND CONDITIONS**

Upon Motion, duly seconded, the Board voted 3 to 0 - (Chairperson Trefethen, Member Forestal, and Associate Member Sullivan all voting yay) to grant a Comprehensive Permit to the Applicant for the proposed project, subject to the following conditions:

1. Except as otherwise required by the conditions imposed by this Comprehensive Permit or by the Final Site Plans, as defined in Paragraph 4 below, the Project shall be developed, constructed and completed in substantial conformance with the Plans, as revised during the public hearing.
2. No building permits may be issued unless and until the Applicant provides the Board with evidence of Final Approval issued by MassHousing under 760 CMR 56.04(7). Additionally, as detailed below, no construction shall commence, and no building permits shall be issued under this Comprehensive Permit until the Board, or its

designated engineer, has administratively approved,<sup>1</sup> pursuant to the procedures below, the Final Site Plans as being in conformance with this Decision, said approval to be in writing. For the purposes hereof, "commencement of construction shall refer to installation of a building foundation.

3. The Project may have no more than two hundred fifty (250) units of rental housing, located in one building together with 22,640 gross square feet of commercial space. Twenty-five percent (i.e., sixty-three (63) of the total number units will be affordable at/or below 80% of the Area Median Income all in accordance with applicable state regulations and guidelines. The remaining units will be market rate units. The initial affordable units will be located substantially in accordance with the Unit Mix plans as set forth on Exhibit C subject to and in accordance with applicable state regulations and guidelines of the Subsidizing Agency. The remaining 75 percent of the residential units will be market rate units.
4. Final, fully designed site plans (the "Final Site Plans") shall be submitted to the Board, the Board's designated engineer, the Ashland DPW Director and the Building Commissioner no less than thirty (30) business days prior to the application for building permits for the commencement of construction of the Project for administrative review for consistency with this decision. The Final Site Plans shall be of a quality and level of detail sufficient to allow the DPW, Building Commissioner and the Board's engineer to review the Final Site Plans for consistency with the Plans and, the terms of this Comprehensive Permit and any other applicable state or federal law within the entity's jurisdiction. Minor changes to the Plans (e.g., changes that do not materially affect the location of, or include the height or mass of in the structure, or increase the number of units within the building) shall be submitted to the Building Commissioner who shall have the authority to approve such changes as immaterial changes. If the Building Commissioner determines that such proposed changes do not conform to the requirements of the Comprehensive Permit, he/she shall notify the Applicant and the Applicant may either bring the plans into conformance or seek modification pursuant to 760 CMR 56.05(11). No building permits shall be issued under this Comprehensive Permit until the Board's engineer has administratively approved the Final Site Plans as being in conformance with this Decision, said approval to be in writing. If no written response or comments have been given to the Applicant by the Board or the Board's engineer concerning the Final Site Plans within twenty-one (21) business days after the Final Site Plan submission date, the Final Site Plans, as delivered, will be deemed to have been approved, provided that, for good cause shown, the Applicant shall allow a 7-day extension of such approval period. Nothing herein shall be construed to limit or otherwise affect the Ashland Building Department's authority and obligations under the State Building Code. The Final Site Plans shall include complete construction plans, final stormwater management plans and erosion control plans, landscaping plan and a lighting plan as well as all other plans described below. The 21-day time period under this paragraph shall not commence if the Board's engineer notifies the Applicant in writing, within seven (7) days of submission of the same, that the Final Site Plans are deemed to be incomplete.

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<sup>1</sup> Administrative approvals, as used throughout this Decision, are nondiscretionary approvals not requiring a hearing.

5. The Final Site Plans shall depict the final design of the drainage system that exhibits compliance with applicable best management practices and any applicable Stormwater Management Guidelines promulgated by the DEP or the Commonwealth of Massachusetts in place as of the date of this Decision. Additionally, a copy of the approved operation and maintenance plan for the stormwater system must be provided to the Board. The drainage plan shall be in conformance with the Plans, in consultation with the Board's peer review engineer. Any and all drainage infrastructure shall be subject to the review and administrative approval by the Board, in consultation with the Board's engineer(s) and shall meet all the requirements of this Decision and State regulations.
6. Final Site Plans shall include the final architectural plans. The final architectural plans shall be substantially in conformance with the building layouts as represented on the Plans submitted to the Board, shall be signed by a registered architect or as required by the State Building Code official, and shall include typical floor plans, typical elevations, and sections, shall identify construction type and exterior finishes, and shall include a tabulation of proposed buildings by type, size (number of bedrooms, floor area). The Final Site Plans or architectural plans shall include ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas.
7. The Final Site Plans shall include a photometric plan illustrating the site lighting will not interfere with abutting properties. All site lighting shall be dark sky compliant. The snow storage areas should be labeled on the Final Site Plans.
8. The Final Site Plans shall include a Construction Mitigation Plan ("CMP") that will address all aspects of construction mitigation, including, but not limited to: (i) provisions that meet the prior reasonable approval of the Fire Department and Police Department for traffic flow and emergency vehicle ingress/egress along any partially constructed driveways within the Project; (ii) stockpiling of materials; (iii) trucking routes that meet the prior reasonable approval of the Police Department; (iv) a concise construction mitigation and sequencing plan; (v) erosion control plan; and (vi) ledge removal procedures. No blasting is contemplated in this project and no blasting is permitted in this decision. The construction mitigation plan shall address tree cutting and clearing and all trees proposed to be saved shall be tagged either individually or by delineating the limits of clearing by the Applicant and such proposal shall be submitted to the Board and/or its representative prior to any tree clearing. The Applicant shall, to the extent feasible, maintain as many mature trees as possible
9. The CMP shall also include preconstruction, construction and post construction best management practices and which shall include, at a minimum, days and the week and hours for construction activities (including interior and exterior work and/or site preparation, drilling, blasting, etc.), BMPs which address pre-development site preparation for each phase, construction control during development, and post-development which shall, at a minimum, include provisions for infrastructure repair and cleaning (on and off-site as may be appropriate) as well as E&S controls, dust controls, noise, odor, emissions, vehicle

idling, vibration, trash or debris, and/or any other condition which may constitute a nuisance by virtue of litter, vermin or bird hazards. The CMP shall attempt to minimize the area(s) left exposed at any given time to the extent reasonably possible. The terms of that CMP are incorporated herein as if restated in this Decision. Provisions for water/fire suppression and safe, uninterrupted and convenient access to adjacent properties/homes shall be provided at all times. The Final Site Plans and CMP shall include a narrative of the construction sequencing for the Project. Such narrative shall include any phasing of the Project.

10. The Applicant shall be responsible for scheduling a pre-construction meeting with the Board's engineer or its assigned agent thirty (30) days before the commencement of foundation work or vertical construction on the project. The Applicant shall provide a construction sequencing schedule at this meeting. During the construction of the Project's infrastructure, the Applicant shall be responsible for the scheduling of a meeting with the Board's engineer or its assigned agent at least once every three months to discuss the progress of construction. The Applicant's failure to schedule and attend such a meeting may be grounds for a stop work order. The Board's engineer and the Applicant may undertake more frequent inspections to the extent the Board's engineer and the Applicant determine more frequent inspections are necessary and appropriate.
11. The final landscaping plan shall include landscaping for all areas of the Project. Said plan shall be provided to the Board for administrative approval to confirm consistency with the Approved Plans prior to the issuance of the first certificate of occupancy. All plantings shall be guaranteed by the Applicant for at least one year from the date of installation.
12. The Applicant shall install markers in the field to show the limit of work prior to undertaking any work, any tree clearing and/or excavation or any other activities prior to construction. Applicant shall not clear any land beyond that shown on the Plans and as marked in the field, as revised, without prior written approval from the Board.
13. As built-plans of the foundations of the structures shall be submitted to the Board's engineer and the Town Building Commissioner prior to the issuance of an occupancy permit.
14. The Applicant may remove loam, sand, gravel, quarry or other earth materials and import same only insofar as such removal or importation is necessary to construct the Project. A specimen or specimens from each source or sources must be tested for suitability/contamination before being utilized at the site and a record of their origin shall be provided to the building inspector, along with a certificate from each originator of such materials. Crushed stone and trenched/septic sand, if any, shall not be subject to this requirement. Unsuitable/contaminated materials may not be used and may not be otherwise kept, repurposed or stored on the site, unless approved for such use by MassDEP.
15. The Final Site Plans shall include an Operations and Maintenance Plan ("O&M Plan") for the stormwater management systems. The O&M plan shall be submitted to the Board for

its administrative approval, prior to the issuance of a building permit, and said administrative approval shall not be unreasonably withheld. The Board may impose reasonable amendments to such plan to address public safety issues. The Applicant shall fund peer review of the O&M Plan if requested to do so by the Board.

16. An Operation and Maintenance Plan, including other non-stormwater management aspects of the Project, will be submitted to the Board for its administrative approval prior to the issuance of an occupancy permit, and said administrative approval shall not be unreasonably withheld
17. The Board may impose reasonable modifications to the CMP and/or O&M to ensure constancy with this decision to address public safety issues, but in no event to impose new and/or different conditions beyond those set forth in this decision. The Applicant shall strictly adhere to any plans submitted to and approved by the Board unless otherwise modified in accordance with 760 CMR 56.05(11), or deemed an immaterial change by the Building Commissioner as Described in Paragraph 4 Furthermore, to lessen impact of construction activities on the neighborhood, the Applicant shall complete all onsite and offsite infrastructure essential for use of and access within three (3) years from the "commencement of construction", unless otherwise extended for good cause. For the purposes hereof, "commencement of construction" occurs when the site plan, or portion thereof, is cleared and grubbed, i.e., stumps/topsoil removed, excavated and/or graded in preparation for construction.
18. The Applicant shall adhere to all terms, requirements and conditions of any other permits, licenses and/or approvals from any other agency, State or Federal. The terms of those permits, licenses and/or approvals are incorporated herein as if restated in this Decision. To the extent such permits, licenses and/or approvals may conflict or be inconsistent with the terms of this Decision, the Board may amend this Decision upon request by the Applicant, or on its own initiative after reasonable notice to the Applicant provided it does so in a manner consistent with 760 CMR 56.05(11).
19. The Final Site Plans shall include a Traffic Management Plan ("TMP") which shall, at a minimum, establish a trucking route and worker route. The Applicant shall comply with the recommendations as they relate to on-site mitigation in the Traffic Study Report. Those requirements are an explicit condition of this Decision.
20. No building permits may be issued unless and until the Applicant provides evidence to the Building Inspector that it has obtained any and all necessary Orders of Conditions from the Conservation Commission or a Superseding/Final Order of Conditions from the Massachusetts Department of Environmental Protection and/or Determinations of Applicability, if any, all in accordance with the Commonwealth's State Wetlands Act

#### **Civil / Water / Sewer / Stormwater**

21. The Applicant shall connect the Project to the Ashland water system. However, no connection to, or extension of, the public water system shall be permitted until the

Ashland Water Department administratively reviews and approves the same after receipt of full and complete plans therefor. Such approval from the Water Department shall be based on technical requirements and shall not be unreasonably withheld. No building permits shall be issued until the Applicant provides the Board with evidence that it has received such administrative approval from the Water Department. Additionally, when connecting the Project to water, interruptions of existing/operating services shall be minimized to the extent possible and shall, in any event, be no more than *de minimis*. All DPW fees shall be paid prior to the installation of any related infrastructure.

22. To the extent that the Town may require an easement to any water or sewer lines or water or sewer infrastructure on the Property, the Applicant shall provide the same to the Town for review by its counsel and acceptance and, upon acceptance, such instruments shall be recorded by the Applicant with proof of same being provided to the Board immediately thereafter.
23. The Final Site Plans shall depict the final design of the drainage system that exhibits compliance with all applicable best management practices and any applicable Stormwater Management Guidelines promulgated by the DEP or the Commonwealth of Massachusetts, including any additional requirements. The final drainage design shall reference a drainage design to meet the NOAA Atlas 14 rainfall data.
24. Upon completion of the stormwater management system, the Applicant's engineer shall provide a report to the Board's engineer, with a copy to the Board, certifying that the stormwater management system was installed in accordance with the approved plans. Such report shall include a certification that the excavations of the proposed infiltration systems were inspected prior to backfilling. An as-built plan of the stormwater management system prepared by a licensed engineer shall be provided with the report and shall include a copy in electronic format.
25. As soon as possible, all disturbed areas shall be brought to final grade, and shall be permanently stabilized by loam and seeding. Where necessary, the loam and seeding shall be held in place with jute netting. Bare ground and disturbed areas that cannot be permanently revegetated within thirty 30 days after disturbance shall be temporarily stabilized in accordance with customary best practices. Temporary stabilization methods may include, but not be limited to, hydro-seeding, straw mats, jute netting, sod, or other similar methods.
26. The Applicant shall simultaneously file with the Building Commissioner any filing and report which may be required by the Commonwealth of Massachusetts Department of Environmental Affairs under the MCP or otherwise as well as any filings or reports issued to the United States Environmental Protection Agency.
27. The Applicant shall comply with the recommendations of the Release Abatement Measures Status Report dated June 2025, specifically those set forth on pages 6 – 13, as may be amended, and shall include the Town Manager's office on any status reports or sampling reports made in conjunction therewith. The Applicant's LSP shall provide

copies of all reports which are filed with DEP or EPA, as well as any substantive correspondence, to the Board.

28. Within 180 days of the Applicant's receipt of a "Certificate of No Appeal" from the Ashland Town Clerk, the Applicant has offered and the Board has accepted that the Applicant will provide a check to the Town for \$20,000. The funding will be used at the exclusive discretion of the Town, but is intended for the installation, metering and analysis of one flow meter at a sewer manhole to be determined by the Ashland Department of Public Works; the funds will also support a theoretical pipe capacity analysis, which will be performed by a consultant to the Ashland Department of Public Works.
29. Within 30 days of receipt of a building permit, the Applicant has offered and the Board has accepted that the Applicant will provide a check to the Town for the Ashland Department of Public Works for \$55,000. The payment will be used at the exclusive discretion of the Town, but is intended for the DPW Department, or its consultant, to CCTV and pipe clean approximately 970 linear feet of 12" pipe and 2,230 linear feet of 18" gravity sewer. The location of the CCTV, pipe cleaning and overall scope of work will be exclusively at the discretion of the Town and conducted exclusively by the Town or its consultant. The Applicant will have no obligation to perform any work or analysis relating to the Town of Ashland's Municipal Sewer System.
30. If the Applicant later seeks to utilize blasting, the Applicant shall undertake a pre-construction survey of the Mill Street dam to assure that no damage occurs as a result of construction. In the event damage occurs after a post construction survey is undertaken, the Applicant shall be required to pay for the cost to repair same prior to the issuance of an occupancy permit.
31. If the Applicant later seeks to utilize blasting, the Applicant shall undertake a pre-construction survey of the Ocean House/barn structures to assure that no damage occurs as a result of construction. In the event damage occurs after a post construction survey is undertaken, the Applicant shall be required to pay for the cost to repair same prior to the issuance of an occupancy permit.
32. The Applicant has agreed to pay to the Town \$10,000 for the Town to utilize in peer reviewing the Activity and Use Limitation/RAM Plan relative to the Site and/or any changes thereto and/or for any other related uses deemed appropriate by the Town relative to same. The Applicant will write a check to the appropriate Town entity upon 30 days of receipt of a building permit under this Comprehensive Permit. Additionally, the Applicant has agreed to comply with MassDEP and Town of Ashland Board of Health requirements for any environmental testing, if/when required, and the Applicant

has agreed to pay for any such testing if/when required by MassDEP.

33. The Applicant has agreed to use best efforts to reuse salvaged/original mill granite from any demolition occurring on Site into the final site improvements (public plaza areas, retaining walls, exterior hardscape, wayfinding features, etc.).
34. The Applicant has agreed to pay to the Town \$50,000.00, upon the issuance of a building permit, and to pay an additional \$25,000.00 upon the issuance of an occupancy permit, to the Town for municipal parking and to improve public safety access which may include improvement of the Tilton Ave/Police Station Parking Lot.
35. The Applicant has agreed to use best efforts to execute a lease agreement and occupy the commercial space (or spaces) as soon as is practicable and, ideally, prior to 50% of the residential occupancy.
36. The Applicant has agreed to fund up to 10% of the Myrtle Street Bridge project budget (but in no event shall funding amount to more than \$5,444.00, and will write a check to the appropriate Town entity upon 30 days of receipt of a building permit under this Comprehensive Permit.
37. Before any site clearing, grading, demolition, or construction may begin on the Site, the Applicant shall provide to the Board a municipal lien certificate that shows all outstanding assessments and betterments have been paid in full and there are no outstanding municipal liens on the Property.
38. The Applicant shall be responsible for securing and paying for police details that may be necessary for traffic control throughout the construction process as required by the Police Chief.

#### **Driveway Sight Lines and Site Access**

39. Utility pole relocation along Myrtle Street adjacent to the project driveway if not completed before site occupancy shall not prevent the Building Inspector from issuing an occupancy permit, providing the driveway achieves applicable sight line criteria; placement of suitable barrier (bollard, jersey barrier or equivalent) to protect the pole(s) must be provided until such time as poles are properly relocated. Under no circumstance shall such protective barriers impede sight lines at the driveway or impede swept path requirements for emergency apparatus from entering or exiting the site without encroachment to opposing travel lanes on Myrtle Street.

#### **Wayfinding and Parking Signs**

40. One hundred and eighty (180) days after issuance of the Certificate of Occupancy, Applicant shall provide to the Zoning Board a specific sign package for wayfinding and

parking space restrictions for administrative approval. Spaces allocated to commercial uses, which are shown on the color-coded "Parking Allocation Plan" submitted by the Applicant and in the record, should be marked/signed for the site's commercial tenant/patron use during normal business operating hours (total of 59 spaces). Parking at the Main Street surface lot should be specifically designated for short-term use only by site visitors (1 hour or less), thereby reducing potential for use by commercial tenant patrons and non-residents requiring longer term parking duration. Wayfinding signs/markers that reinforce use of the Main Street easterly driveway by residents/guests only and that encourages use of the Myrtle Street driveway for commercial tenant/patron use.

### **Transportation Demand Management**

41. Prior to occupancy of the project, Applicant shall provide documentation confirming that the following elements of a Transportation Demand Management (TDM) program will be in place:
  - a. A designated transportation coordinator who may have other duties and responsibilities, to coordinate the elements of the TDM program including resident and tenant rideshare matching;
  - b. A "welcome packet" for new residents and employees detailing available public transportation services, bicycle and walking alternatives, and other commuting options;
  - c. Information regarding public transportation services, maps, schedules, and fare information should be posted in a central location and/or otherwise made available to residents and tenants; and
  - d. Designated/reserved spaces for pick-up/drop-off the front of the building for use by carshare and delivery service providers, as well as Amazon, UPS and FedEx;
42. Transit Pass Subsidy – New residents of the Project will be offered a transit pass subsidy for the first month of tenancy limited to \$50 per unit.
43. EV Charging – Initially five (5) EV charging stations will be provided within the Project site, with the conduit infrastructure provided to support future expansion of the EV charging to up to 72 stations based on tenant demand.
44. Parking – Parking will be unbundled from the lease for each residential unit in order to encourage lower automobile ownership.

### **Traffic and Parking Monitoring**

45. Applicant shall conduct a post occupancy monitoring program to quantify actual driveway traffic patterns and safety characteristics and parking demand characteristics. An initial

traffic monitoring report shall be provided at 76% occupancy or within twelve (12) months of the issuance of the Certificate of Occupancy whichever occurs first. One subsequent monitoring report shall be conducted within 6 months of 95% occupancy of residential units and 80% occupancy of the commercial space. Monitoring shall include the following elements for site driveways and study intersections included in the TIA:

- a. Turning movement and vehicle classification counts for weekday morning (7:00 to 9:00 AM) and evening (4:00 to 6:00 PM) peak periods for two (2) weekdays (excepting Mondays and Fridays);
  - b. Crash analysis of site driveways based on local police records indicating nature, time and type of crash;
  - c. Traffic operations assessment of project driveways (level-of-service and vehicle queue assessment) for the weekday morning and evening peak hours;
  - d. Parking utilization study by parking zone to evaluate the effectiveness of the on-site parking to accommodate the site uses, to include two (2) weekdays and a Saturday that represent typical site operating conditions between the hours of 8 AM and 8 PM.
46. The results of the monitoring programs will be summarized in reports to be provided to the Town of Ashland for distribution and review/input by Planning, DPW, Police and Fire Departments. To the extent warranted, the reports should include specific recommendations to address identified traffic operational and/or safety issues including but not limited to driveway restrictions or modifications including supplemental signs, markings or traffic controls; signal timing adjustments; parking management practices; and modification/expansion of TDM programming. Specific remedial actions may be warranted in any one of the following criteria are met:
- a. The volume of traffic that is associated with the Project as measured at the Project site driveways exceeds the predicted volume of traffic for the Project as defined in the August 2024 TIA by more than 10% (110% of the projected traffic volume);
  - b. There is an increase in the frequency of occurrence of motor vehicle crashes at the monitored intersections that is directly attributable to the Project; and/or
  - c. The peak parking demand exceeds 95 percent occupancy;

The Applicant will make a one-time payment to the Town of \$25,000 for the town to implement consultant recommendations if either a, b, or c listed above exceed the stated thresholds. If none are exceeded, there will be no mitigation payment, and in no scenario will any additional mitigation be required of the Applicant beyond a maximum payment of \$25,000.

### **Waivers**

47. As more specifically identified in **Attachment "D,"** with respect to each of the Applicant's requests for waivers from local by-laws and regulations, the Board hereby decides as follows:

- a. The Board approves all of the waivers to the requirements in the local by-laws and regulations only to the extent necessary in order to build the Project that is shown on the Plans and approved Final Site Plans and as are listed on **Exhibits B and C** attached hereto.
- b. No waivers are granted from requirements that are beyond the purview of G.L. c. 40B, §§20-23.
- c. This Comprehensive Permit shall be a master permit which is issued in lieu of all local permits or approvals that would otherwise be required; further, all such local permits or approvals are hereby granted, subject to the conditions and waiver determinations set forth herein and excepting the issuance of Building Permits and Certificates of Occupancy by the Ashland Building Department pursuant to the State Building Code. Any subsequent revision to the Plans, including but not limited to revisions that are apparent in the Final Site Plans that require additional or more expansive waivers of any local by-laws or regulations, must be approved by the Board in accordance with 760 CMR 56.05(11). To the extent any such requested waivers are consistent in all material respects with the Plans approved by this Decision, such approval by the Board shall be deemed to be an insubstantial change under 760 CMR 56.05(11)(b).
- d. To the extent the approved Plans and the conditions of approval set forth in this Decision conflict with any un-waived local regulations, the requirements of the Plans and conditions as approved shall supersede such conflicting regulations.
- e. Nothing herein may be construed as a waiver of any applicable State or Federal law.
- f. No waivers are granted from building permit, inspection fees including electrical and plumbing fees, DPW fees or Board of Health fees and inspection fees, except as explicitly provided herein.
- g. The Comprehensive Permit may be subsequently assigned or transferred pursuant to 760 CMR 56.05(12)(b). It is clarified that the pledging of the Property as security under any conventional loan construction financing terms or any foreclosure sale pursuant to such loan documents will not constitute a transfer or assignment hereunder.

#### **Affordable Housing Restrictions and Units**

48. The Applicant shall obtain approval by MassHousing of an affirmative fair housing marketing plan prior to the leasing of any units and shall ensure that the Project complies with fair housing requirements.
49. All of the Project's affordable units shall be restricted, in perpetuity (which for the purposes of this Decision shall mean for so long as the Property does not comply to applicable zoning requirements without the benefit of this Comprehensive Permit) for rent as follows: twenty-five percent of the total number of residential units will be affordable up to 80% of the

Area Median Income all in accordance with applicable state regulations and guidelines. All affordability restrictions shall expressly survive foreclosure. A copy of the Regulatory Agreement that is required by the Subsidizing Agency shall be provided by the Applicant to the Board prior to finalization for the its review and requested municipal acknowledgment. Evidence of the recorded Regulatory Agreement the project shall be provided to the Board. The Final Site Plans shall include a designation of the initial location of all affordable units as approved by the Subsidizing Agency.

The maximum number of affordable local preference units allowed by law and the applicable subsidy program shall be reserved for a local preference favoring present residents of Ashland, the parents or legal guardians of children attending Ashland public schools, employees of a business located in Ashland, employees of the Town of Ashland, and teachers employed by the school district serving the Town of Ashland. The Applicant shall cooperate with Town staff seeking and securing such local preference. The Board acknowledges that it will be required to provide evidence satisfactory to the Subsidizing Agency of the need for the foregoing local preference and to obtain approval of the categories of the persons qualifying for the same; in no event shall the Applicant be in violation of the terms of this Comprehensive Permit to the extent the Subsidizing Agency disapproves the local preference or any aspect of the same. A lottery shall be established in a form approved by the Subsidizing Agency to effectuate any approved local preference, with an approved secondary lottery for all other applicants. The Board shall be kept apprised of all events in the lottery process.

50. The Applicant shall work with all due efforts to prepare and institute the marketing plan and lottery.
51. Evidence of a fully executed and recorded Regulatory Agreement for the Project shall be provided to the Board and the Building Commissioner prior to the issuance of any building permits.
52. The Monitoring Agent for the Project shall be a qualified entity approved by MassHousing, in the event MassHousing elects to not monitor the project itself. The Applicant shall provide the Board with copies of any and all correspondence, documents and statements required by any Affordable Monitoring Services Agreement, the Regulatory Agreement or any applicable laws or regulations provided by the Applicant to the Monitoring Agent or from the Monitoring Agent to the Applicant. In the event MassHousing elects to appoint a third party to serve as the Monitoring Agent for this project, copies of the fully executed Affordable Monitoring Services Agreement(s) with said third party for the Project shall be provided to the Board prior to the issuance of occupancy permits.
53. The Applicant's profit for the Project shall not exceed limitations imposed by applicable law and as may be prescribed under the Affordable Monitoring and/or Regulatory Agreement between Applicant and the Subsidizing Agency. The Town shall not be a party to the Regulatory Agreement but evidence of a fully executed and recorded Regulatory Agreement for the Project shall be provided to the Board and the Building Commissioner prior to the issuance of any building permits. Additionally, the Board shall be provided with a copy of any and all limited dividend audits and certified cost/income statements, as

well as any other public records that are shared by and between the Applicant and the Monitoring Agent. As the Applicant is a limited dividend entity, all excess profits shall be used for affordable housing purposes in the Town of Ashland.

### **Security**

54. As security for completion of the infrastructure shown on the Final Site Plans, including but not limited to the driveways, sidewalks, parking, stormwater management system, lighting, water and sewer systems, and utilities (collectively the "Infrastructure"), the release of occupancy permits for the building in which the apartments and amenity spaces as surety and shall be subject to the following restrictions:
- a. No occupancy permit for a building shall be issued until: (1) all parking areas and driveways shown on the Final Site Plans providing access to the subject building has been installed and final paving complete; and (2) all other infrastructure as shown on the Final Site Plans essential for such building, as approved by the Board's engineer or its designated agent, has been constructed or installed so as to adequately serve said building. The final infrastructure shall include, but not be limited to: intermediate and final course of pavement, curbing, remaining landscaping, and any "punch list" items identified by the Board's engineer. Alternatively, if the Applicant desires to obtain such final occupancy permit before the completion of said final infrastructure, it shall deposit monetary security or surety bond with the Town securing the installation and construction of such final infrastructure. The surety bond shall be in amount equal to 125% of the value of the outstanding items not yet completed. The amount of the outstanding items not yet completed shall be determined by the Board and in coordination with the Building Inspector, and acting upon the advice its consulting engineer. The form of the security agreement shall be subject to the review of Town Counsel.
  - b. Upon completion of all such Infrastructure for the applicable building(s), as described above, the Board's engineer shall inform the Ashland Building Commissioner accordingly, who may then release occupancy permits and/or release the security or surety bond.
  - c. Notwithstanding the procedures of this paragraph, the Board may institute an enforcement action in order to compel the completion of any infrastructure not completed by the Applicant.

### **Construction Practice Standards**

55. During construction, the Petitioner shall maintain all feasible and reasonable means of dust control and shall collect all debris on a daily basis in accordance with best management practices. Dust control shall be accomplished through watering trucks and shall not include the use of Town water. No construction, deliveries or any other activities may occur on Sundays or on New Year's Day, Memorial Day, July 4<sup>th</sup>, Labor Day, Yom Kippur, Rosh Hashanah, Thanksgiving, Christmas Eve or Christmas Day. No construction may begin

before 7:00 a.m. or continue past 6:00 p.m., unless approved in advance, in writing by the Board. Deliveries may be made after 7:00 a.m., until 6:00 p.m., provided, however, that access to the Site by excavators, skidders, bulldozers, or other heavy equipment, tractor trailers, flatbeds or any other oversized trucks and/or construction vehicles hauling earth moving equipment, trusses, modular wall panels, and other building materials that require either "wide-load" vehicles and/or are scheduled to be delivered within or by a convoy, may occur between 7:00 a.m. and 6:00 p.m. Notwithstanding the foregoing, interior construction that does not generate excessive noise may occur on weekday evenings, until 7:00 p.m. Construction crews may not arrive, work may not commence, trucks and other equipment may not idle or warm up until 7:00 a.m. on approved construction days. The Petitioner shall cause Memorial Drive to be free and clear of mud, dirt, sand and gravel and other materials during construction. The Petitioner shall install a stabilized construction entrance at the entry to the site from Main Street and Myrtle Street to clean and wash vehicles leaving the site. The Petitioner shall cause Main Street and Myrtle Street, in the areas being traveled by construction vehicles to be swept routinely to keep it free of debris as noted above or as the Town may direct to remove debris deposited by construction vehicles.

56. Snow and ice removal shall be the responsibility of the Applicant, its successors and assigns. Snow and ice removal shall be undertaken as soon as is practicable after significant snowfall and shall not impede or obstruct the parking areas and driveways and so as not to impede or obstruct the hydrants. Snow shall be deposited and stored in the areas designated on the Final Site Plans. Snow shall not be deposited on Main Street or Myrtle Street at any time. In the event the snow storage areas on the site reach capacity, snow shall be removed and hauled away from the Property.
57. The ways, open space, landscaping and infrastructure depicted on the Final Site Plans shall be maintained by the Applicant and shall be considered private. The Applicant and/or any management company engaged by the Applicant shall be responsible for the installation, operation, maintenance, repair and replacement of the above aspects of the Project. In the event that a management company is engaged for fulfilling these obligations, the Applicant shall provide the Board with a copy of the contract(s).
58. Trash and recycling shall be private and shall be the responsibility of the Applicant and in conformance with the Town of Ashland trash and recycling regulations and policy.
59. The Board's engineer or its assigned agent shall be charged with general oversight over the infrastructure construction activities at the project. In this capacity, the Board's engineer or its assigned agent shall, during periods of active construction, conduct periodic inspections as reasonably necessary to ascertain the status and nature of work at the site and provide reports to the Board as deemed necessary. In addition, the Applicant shall also provide the Board's engineer or its assigned agent with any pertinent photographs, logs, data or other information that may be helpful in the monitoring process. The Board's peer review engineering consultants' reasonable fees for any services contemplated hereunder shall be paid by the Applicant in the manner prescribed by G.L. c. 44, §53G. The Applicant shall also pay for all third-party inspections of project infrastructure, as may be reasonably

required by the Board's peer review engineers or the Town's building inspector, the scope of such review to be agreed-upon by the Board and the Applicant prior to the commencement of work by the review consultant. In no instance will the total peer review fees exceed \$15,000.

60. Except as may be otherwise required in this Permit, changes to the Project and the conditions contained herein shall be processed in accordance with 760 CMR 56.05(11), as may be amended or re-codified.
61. Duly authorized agents of the Board shall have the right, upon reasonable notice, to enter upon and into the Facility to ensure continued compliance with the terms and conditions of this decision. Failure to allow entry and/or inspection or interference or obstruction of such entry or inspection shall constitute a violation of this decision and the conditions herein.
62. The Board shall be copied on any material correspondence by the Applicant to any regulatory agency.
63. Prior to any site preparation activities or the commencement of construction, the Applicant shall provide a point of contact to the Board along with that individual's name and direct telephone number and that person shall be someone with the authority and ability to receive notifications and communication relating to the Project on behalf of the Applicant from the Town at any and all times. That point of contact shall also serve as a neighborhood liaison to communicate via email with the neighborhood, all property owners and businesses within 300 feet of the Site. The substance of the communication shall include updates related to keep construction activities and the Project timeline and shall facilitate an open line of communication between the general contractor/Applicant, Town and the neighborhood.
64. This permit shall not be valid until recorded with the Middlesex South District Registry of Deeds and evidence of such recording is provided to the Building Commissioner and the Board of Appeals.
65. No occupancy permits may be granted until any and all deeds, restrictions, easements and/or other instruments relating to the restriction of the open spaces and/or conveyance of the Town Property and as shown on the Plans are reviewed and approved by the Town's Counsel, such approval not to be unreasonably withheld. Any easements and/or restrictions or deeds shall be recorded prior to the issuance of the last certificate of occupancy for the project.
66. This Permit shall run with the land and be binding on the Applicant and any of its assignees and successors in interest at the Property or with respect to the Project. Any transfer of this permit prior to substantial completion of the Project or a phase thereof shall be subject to written confirmation from the Subsidizing Agency and otherwise subject to 760 CMR 56.05(12)(b). In addition, the Board shall be notified of any sale, transfer or assignment of




this permit, and any sale of more than 50% of the assets or interests in the Applicant prior to completion of construction.

67. This permit shall expire if construction is not commenced within three years from the date it is filed by the Board with the Town Clerk, as provided in 760 CMR 56.05(13)(c). For purposes of this paragraph only, commencement of construction is defined as the construction of a building foundation. The Applicant may apply to the Board for extensions of this Comprehensive Permit in accordance with 760 CMR 56.05(12)(c)
68. Any finding, by any court of competent jurisdiction, that any condition hereof is unenforceable shall not otherwise affect the enforceability of the remainder of the conditions hereof.
69. Prior to any construction commencing hereunder the Applicant, successors and assignees shall have title to the Property.
70. Appeals of this permit shall be made pursuant to G.L. c. 40B.

ATTACHMENTS:

- "A" Matrix of Correspondence and Submissions
- "B" Site Plans Coversheet and Index
- "C" Architectural Plans
- "D" Waiver List

ASHLAND ZONING  
BOARD OF APPEALS


  
\_\_\_\_\_  
John F. Trefethen, Chair

  
\_\_\_\_\_  
Brian Forestal

  
\_\_\_\_\_  
Ryan Sullivan

Filed with the Town Clerk on:

Date: January 14, 2026

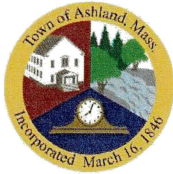
  
\_\_\_\_\_  
Cynthia T. Livingstone, Town Clerk, ~~DERBY~~  
CHRISTOPHER P. SULLIVAN

I HEREBY CERTIFY THAT TWENTY DAYS HAVE ELAPSED FROM THE DATE THIS DECISION WAS FILED IN THE TOWN CLERK'S OFFICE AND THAT NO APPEAL HAS BEEN FILED.

Date: \_\_\_\_\_

\_\_\_\_\_  
Cynthia T. Livingstone, Town Clerk





**TOWN OF ASHLAND, MASSACHUSETTS**  
101 MAIN STREET, ASHLAND, MA 01721  
OFFICE OF THE  
**ZONING BOARD OF APPEALS**

**DECISION ON APPLICATION FOR COMPREHENSIVE PERMIT**

**G.L. C. 40B, §§20-23**

**“The Sanctuary at Ashland Mills”**

**10-60 Main Street**

Exhibit A

11/16/2023 Development Team Qualifications SLV Ashland LLC  
1/30/2024 50 Main St Ashland Location Map  
1/30/2024 50 Main St Ashland Aerial Photographs  
1/30/2024 50 Main St Ashland Site Context  
2/5/2024 Applicant Entity 40B Experience  
2/12/2024 Zoning and Tax Map Page14  
2/12/2024 Zoning and Tax Map Assessors Page  
2/12/2024 Driving Directions to 50 Main Street from 1 Beacon Street  
2/12/2024 EIN LetterTax Payor ID  
2/14/2024 NEF Letter of Interest - Cambridge Savings Bank  
3/2/2024 Architectural Plans Reduced Size  
3/5/2024 Existing Conditions Plan  
3/5/2024 By Right Plan  
3/5/2024 Market Comps Summary  
3/6/2024 Ashland Existing Conditions Narrative  
3/6/2024 Proposed Preliminary Site Plans Documents  
3/6/2024 Applicant Certification  
3/6/2024 Signed Certification  
3/6/2024 Letter to the Ashland Board of Selectmen  
3/6/2024 Letter to EOHCL  
3/6/2024 MHP Technical Assistance  
3/7/2024 Ashland Architectural Plans Full Size  
3/7/2024 Architectural Narrative Final  
3/8/2024 Waiver Request List  
3/8/2024 Fair Housing Experience SEB Housing LLC  
3/15/2024 Check to MHP  
3/19/2024 SLV Ashland, LLC Site Approval Application For Submission  
3/19/2024 Ashland Fully Executed P&S Agreement  
3/19/2024 Payment to Masshousing  
5/23/2025 Comments Memo  
7/24/2024 50 Main St Ashland Location Map  
7/24/2024 50 Main St Ashland Aerial Photographs

7/24/2024 50 Main St Ashland Site Context  
 7/24/2024 Architectural Plans  
 8/6/2024 Sight Triangle Plan  
 8/8/2024 NEF Rental Regulatory Agreement DRAFT  
 8/8/2024 Traffic Study 10-60 Main St TIA  
 8/8/2024 Ashland SHI 7-15-2024  
 8/24/2024 Bohler Full Schematic Plan Set Ashland Mills  
 10/16/2024 Introduction 40B Application  
 10/16/2024 Project Data Summary V1  
 10/16/2024 Applicant Status  
 10/16/2024 PEL - The Sanctuary at Ashland Mills  
 10/16/2024 Development Team  
 10/17/2024 Cover Page of Application  
 10/18/2024 Table of Contents Ashland ZBA Application  
 10/30/2024 Application Rejection Letter  
 11/15/2024 Preliminary Drainage Report Prepared by Bohler  
 11/15/2024 Project Data Summary V2  
 11/18/2024 SLV Cover Letter Comp Permit Submission Addendum  
 11/18/2024 Architectural Plans Scaled 23027 50 Main Street Drawing Set  
 11/18/2024 Project Data Summary V3  
 11/19/2024 Environmental Impact Analysis Ashland 10-60 Main Street  
 11/22/2024 10-60 Main Street 40B Application TC Stamped 11-22-2024  
 11/22/2024 Extension to Open Public Hearing  
 11/25/2024 Application Fee  
 12/12/2024 Sustainability Considerations  
 12/17/2024 Board of Health Comments  
 1/2/2025 National Bridge Inspection Standards (NBIS) Bridge Rating and Posting  
 1/2/2025 Bridge Inspection Report 8/7/2023  
 1/2/2025 Bridge Inspection Report 10/2/2023  
 1/2/2025 Mill Pond Dam Phase I Inspection/Evaluation Report  
 1/6/2025 Affordable Housing Trust Memo  
 1/7/2025 Resident Comment - Alex Keefe  
 1/7/2025 10-60 Main Street SLV Ashland Presentation, to ZBA  
 1/8/2025 Resident Comment - Connie Mannal  
 1/8/2025 Resident Comment - Claudia Bennett  
 1/14/2025 Concom ZBA Comments 10-60 Main  
 1/17/2025 Resident Comment - Kathryn Cox-Arslan and Onur Arslan  
 1/17/2025 Resident Comment - Pramod Khanchandani  
 1/27/2025 Planning Board Letter to ZBA  
 1/28/2025 1st Civil Peer Review  
 1/31/2025 Roadway Traffic Safety Committee Letter to ZBA  
 1/31/2025 1st Traffic Peer Review  
 2/8/2025 Resident Comment - Bob Mayer  
 2/10/2025 Resident Comment - Connie Mannal  
 2/11/2025 Resident Comment - Mark Dessoni

2/13/2025 Resident Comment - Claudia Bennett  
2/20/2025 Resident Comment - Ray Trainor  
2/27/2025 Resident Comment - Susan Champagne  
2/27/2025 Resident Comment - Claudia Bennett  
2/27/2025 Response to 1st Traffic Peer Review  
2/27/2025 Parking, Loading and Bike Storage Plan  
2/27/2025 Preliminary Schematic Retail/Commercial Space  
2/27/2025 Revised Landscape Plan  
3/4/2025 SLV Ashland Letter to ZBA re: Public Hearing Process  
3/10/2025 Continuance Request  
3/10/2025 Memo re: Safety Concerns/Main Street Railroad Crossing  
3/11/2025 Design Review Committee Report #1  
3/12/2025 Site Plan - Revised  
3/12/2025 Response to 1st Civil Peer Review Cover Letter  
3/12/2025 Response to 1st Civil Peer Review  
3/12/2025 Preliminary Drainage Report - Revised  
3/12/2025 Fire Truck Turn Exhibit  
3/12/2025 Truck Turn Exhibit SU 30 Movement A  
3/12/2025 Truck Turn Exhibit SU 30 Movement B  
3/12/2025 Truck Turn Exhibit SU 40  
3/13/2025 Response to Driveway Alignment Recommendation  
3/14/2025 2nd Traffic Peer Review  
3/19/2025 Site Plan - Revised  
3/24/2025 Resident Comment - Connie Mannal  
3/25/2025 Transportation Peer Review Slides  
3/26/2025 Fire Department Comments  
3/26/2025 Police Department Comments  
3/26/2025 Resident Comment - Julie Pickett  
3/28/2025 Truck Turn Exhibit SU 30 Movements A & B  
3/28/2025 Truck Turn Exhibit SU 40  
4/1/2025 Parking Narrative  
4/1/2025 Preliminary Parking Allocation  
4/1/2025 Response to 2nd Traffic Peer Review  
4/1/2025 Resident Comment - Arthur Johnson  
4/2/2025 Email re: Drainage Channel  
4/2/2025 2nd Civil Peer Review  
4/8/2025 Fire Department Comments  
4/8/2025 Resident Comment  
4/14/2025 Resident Comment - Claudia Bennett  
4/15/2025 Resident Comment - Claudia Bennett  
4/16/2025 Response to 2nd Traffic Peer Review - Updated  
4/17/2025 3rd Traffic Peer Review  
4/29/2025 Site Plan - Revised  
4/29/2025 Site Plan - Aerial Site Render  
5/5/2025 Flood Insurance Rate Map

5/5/2025 Response to 2nd Civil Peer Review  
5/5/2025 Parking Flood Management Narrative  
5/5/2025 Parking Flood Management Plan  
5/5/2025 Waiver Request List – Revised  
5/5/2025 Tideflex Information  
5/5/2025 Response to 3rd Traffic Peer Review  
5/5/2025 SWEPT Path Analysis  
5/5/2025 Parking Narrative  
5/5/2025 Preliminary Parking Plan  
5/6/2025 4th Traffic Peer Review  
5/7/2025 Extension to Close Public Hearing  
5/8/2025 3rd Civil Peer Review  
5/20/2025 Resident Comment - Arthur Johnson  
5/22/2025 Comments on 10-60 Main  
5/23/2025 Fire Department Comments  
5/23/2025 Resident Comment - Connie Mannal  
5/25/2025 Resident Comment - Joan Gonfrade  
6/4/2025 Wastewater Capacity Report  
6/4/2025 1st Water Peer Review  
6/4/2025 Site Plan - Revised  
6/4/2025 Site Plan - Grading Plan  
6/4/2025 Site Plan - Landscape Plan  
6/9/2025 4th Civil Peer Review  
6/9/2025 Annotated Site Plan - Grading Plan  
6/10/2025 Response to 1st Water Peer Review  
6/16/2025 Letter Addressing Myrtle Street Egress Designs  
6/16/2025 220' Plan  
6/16/2025 290' Plan  
6/16/2025 Egress Plans Landscaping Comparison  
6/16/2025 Draft Signage Package  
6/16/2025 Town Counsel Questions to Applicant  
6/17/2025 Response to Town Counsel Questions to Applicant  
6/23/2025 Extension to Close Public Hearing  
6/27/2025 2nd Water Peer Review  
7/8/2025 DPW Response to Applicant Response to 1st Water Peer Review  
7/21/2025 Draft Signage Package  
7/22/2025 Draft Schematic Plans  
7/23/2025 Resident Comment - Connie Mannal  
8/6/2025 RAM Report - June 2025  
8/9/2025 Resident Comment - Joan Gonfrade  
8/10/2025 Resident Comment - Joan Gonfrade  
8/10/2025 Resident Comment - Connie Mannal & Joan Gonfrade  
8/11/2025 Waiver Request List – Revised  
8/12/2025 Resident Comment - Joan Gonfrade  
8/13/2025 Extension to Close Public Hearing

8/21/2025 1st Water Peer Review - Revision  
8/25/2025 Resident Comment - Arthur Johnson  
9/6/2025 Resident Comment - Carl Hakansson  
9/7/2025 Resident Comment - Catherine Jurczyk  
9/7/2025 Resident Comment - Joan Gonfrade  
9/8/2025 Resident Comment - Joan Gonfrade  
9/9/2025 Resident Comment - Joan Gonfrade  
9/9/2025 Site Plan Set of Record  
9/10/2025 Resident Comment - Carl Hakansson  
9/16/2025 Architectural Plan Set of Record  
9/18/2025 Resident Comment - Steven Mitchell  
9/18/2025 Extension to Close Public Hearing  
9/20/2025 Resident Comment - Arthur Johnson  
9/24/2025 Resident Comment - Marie Caradonna  
9/25/2025 Resident Comment - Catherine Jurczyk  
9/29/2025 Resident Comment - Cara Hulme  
9/29/2025 Resident Comment - Julie Nardone  
9/30/2025 Resident Comment - Chris Gazard  
9/30/2025 Resident Comment - Catherine Jurczyk  
10/1/2025 Resident Comment - Joe Magnani  
10/1/2025 Resident Comment - Chris Gazard  
10/8/2025 Architectural Rendering - Street Level NE Daytime  
10/8/2025 Architectural Rendering - Street Level North Dusk  
10/8/2025 Architectural Rendering - Aerial East View Along Main  
10/8/2025 Architectural Rendering - Aerial Looking North  
10/9/2025 Resident Comment - Joan Gonfrade  
10/10/2025 Letter re: 10-60 Main Street Waiver Requests  
10/10/2025 Resident Comment - Connie Mannel  
10/13/2025 Resident Comment - Claudia Bennett  
10/14/2025 Waiver Request List – Revised  
10/15/2025 Exterior Renderings  
10/15/2025 Waiver List Exhibit A  
10/15/2025 Waiver List Exhibit B  
10/20/2025 DEP-EPA Questions Updated 9/30/2025  
10/16/2025 Design Guidelines Waivers - Annotated  
10/21/2025 Response to Conservation Commission Letter re: 10-60 Main Street Waiver Requests  
10/23/2025 Response to Applicant Response to Conservation Commission Letter  
10/24/2025 Waiver Request List - Revised  
10/29/2025 Extension to Close Public Hearing  
10/30/2025 Resident Comment - Connie Mannel  
10/31/2025 Resident Comment - Catherine Jurczyk  
11/3/2025 Resident Comment - Connie Mannel  
11/6/2025 Resident Comment - Catherine Jurczyk  
11/7/2025 Resident Comment - Chris Gazard  
11/10/2025 Resident Comment - Joan Gonfrade

11/11/2025 Resident Comment - Joan Gonfrade  
11/11/2025 Article re: Geoff Engler Published in Gloucester Daily Times  
11/12/2025 Resident Comment - Joan Gonfrade  
11/17/2025 Resident Comment - Joan Gonfrade  
11/18/2025 Resident Comment - Joan Gonfrade  
11/19/2025 Resident Comment - Joan Gonfrade  
11/25/2025 Resident Comment - Chris Gazard  
11/27/2025 Resident Comment - Chris Gazard  
12/1/2025 Responses to Resident Questions on 10-60 Main St  
12/2/2025 Extension to Close Public Hearing  
12/3/2025 Resident Comment - Anne Morazzini  
12/3/2025 Resident Comment - Joan Gonfrade  
12/3/2025 Article re: 40B Development Published in the Falmouth News  
12/3/2025 Resident Comment - Connie Mannal  
12/4/2025 Resident Comment - Joan Gonfrade  
12/9/2025 Resident Comment - Joan Gonfrade  
12/9/2025 Resident Comment - Joan Gonfrade











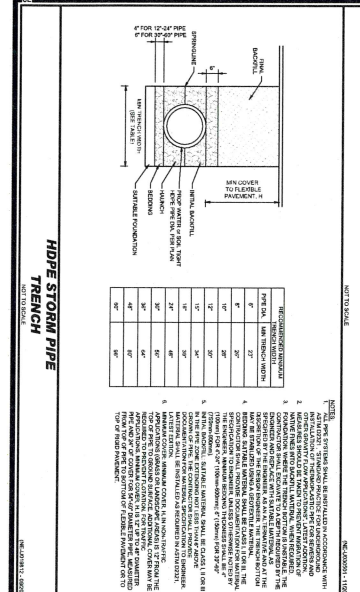
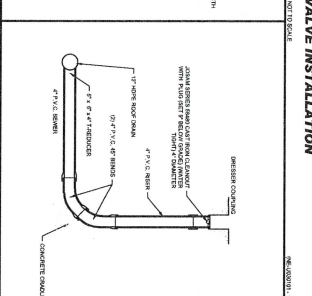
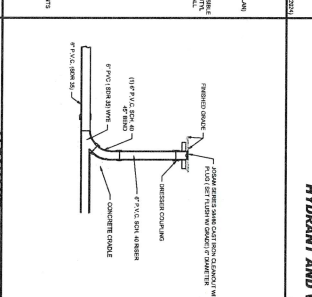
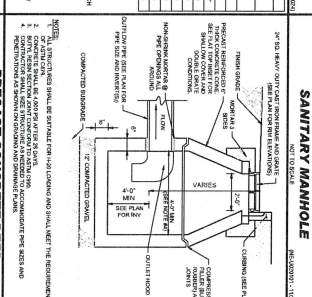
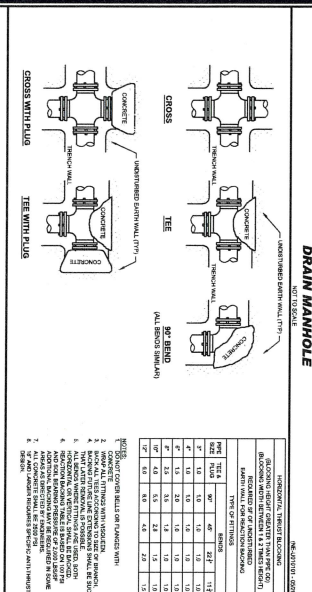
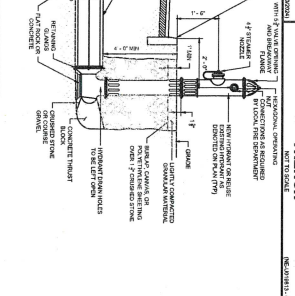
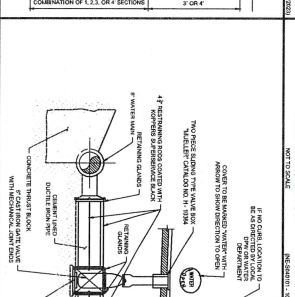
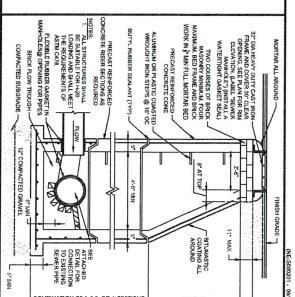
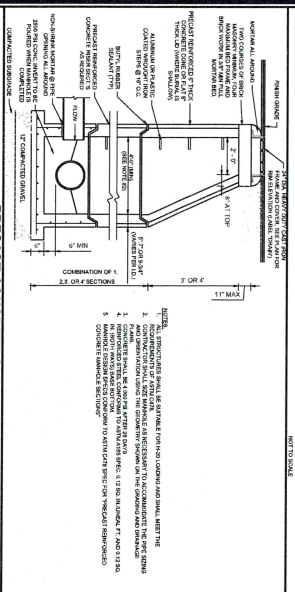
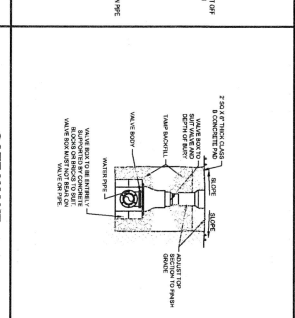
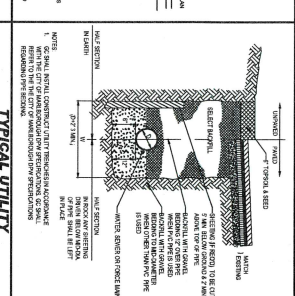
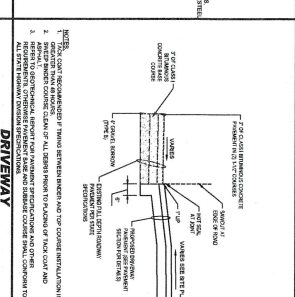
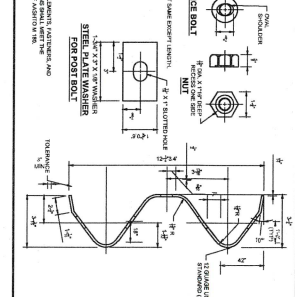
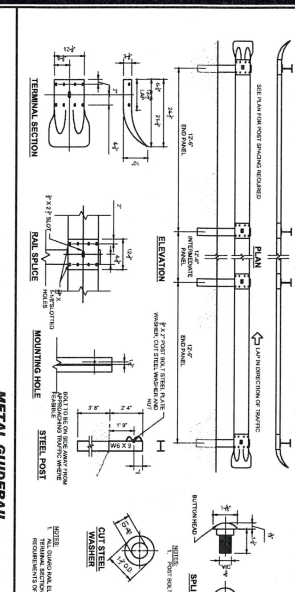












**HOPE STORM PIPE TRENCH**

PIPE DIA.	MIN. TRENCH WIDTH	MIN. TRENCH DEPTH	MIN. TRENCH SLOPE
12"	18"	18"	1%
14"	20"	20"	1%
16"	22"	22"	1%
18"	24"	24"	1%
20"	26"	26"	1%
22"	28"	28"	1%
24"	30"	30"	1%
26"	32"	32"	1%
28"	34"	34"	1%
30"	36"	36"	1%
32"	38"	38"	1%
34"	40"	40"	1%
36"	42"	42"	1%
38"	44"	44"	1%
40"	46"	46"	1%
42"	48"	48"	1%
44"	50"	50"	1%
46"	52"	52"	1%
48"	54"	54"	1%
50"	56"	56"	1%
52"	58"	58"	1%
54"	60"	60"	1%
56"	62"	62"	1%
58"	64"	64"	1%
60"	66"	66"	1%
62"	68"	68"	1%
64"	70"	70"	1%
66"	72"	72"	1%
68"	74"	74"	1%
70"	76"	76"	1%
72"	78"	78"	1%
74"	80"	80"	1%
76"	82"	82"	1%
78"	84"	84"	1%
80"	86"	86"	1%
82"	88"	88"	1%
84"	90"	90"	1%
86"	92"	92"	1%
88"	94"	94"	1%
90"	96"	96"	1%
92"	98"	98"	1%
94"	100"	100"	1%
96"	102"	102"	1%
98"	104"	104"	1%
100"	106"	106"	1%

**HOPE STORM PIPE TRENCH**

PIPE DIA.	MIN. TRENCH WIDTH	MIN. TRENCH DEPTH	MIN. TRENCH SLOPE
12"	18"	18"	1%
14"	20"	20"	1%
16"	22"	22"	1%
18"	24"	24"	1%
20"	26"	26"	1%
22"	28"	28"	1%
24"	30"	30"	1%
26"	32"	32"	1%
28"	34"	34"	1%
30"	36"	36"	1%
32"	38"	38"	1%
34"	40"	40"	1%
36"	42"	42"	1%
38"	44"	44"	1%
40"	46"	46"	1%
42"	48"	48"	1%
44"	50"	50"	1%
46"	52"	52"	1%
48"	54"	54"	1%
50"	56"	56"	1%
52"	58"	58"	1%
54"	60"	60"	1%
56"	62"	62"	1%
58"	64"	64"	1%
60"	66"	66"	1%
62"	68"	68"	1%
64"	70"	70"	1%
66"	72"	72"	1%
68"	74"	74"	1%
70"	76"	76"	1%
72"	78"	78"	1%
74"	80"	80"	1%
76"	82"	82"	1%
78"	84"	84"	1%
80"	86"	86"	1%
82"	88"	88"	1%
84"	90"	90"	1%
86"	92"	92"	1%
88"	94"	94"	1%
90"	96"	96"	1%
92"	98"	98"	1%
94"	100"	100"	1%
96"	102"	102"	1%
98"	104"	104"	1%
100"	106"	106"	1%

**HOPE STORM PIPE TRENCH**

PIPE DIA.	MIN. TRENCH WIDTH	MIN. TRENCH DEPTH	MIN. TRENCH SLOPE
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22"	28"	28"	1%
24"	30"	30"	1%
26"	32"	32"	1%
28"	34"	34"	1%
30"	36"	36"	1%
32"	38"	38"	1%
34"	40"	40"	1%
36"	42"	42"	1%
38"	44"	44"	1%
40"	46"	46"	1%
42"	48"	48"	1%
44"	50"	50"	1%
46"	52"	52"	1%
48"	54"	54"	1%
50"	56"	56"	1%
52"	58"	58"	1%
54"	60"	60"	1%
56"	62"	62"	1%
58"	64"	64"	1%
60"	66"	66"	1%
62"	68"	68"	1%
64"	70"	70"	1%
66"	72"	72"	1%
68"	74"	74"	1%
70"	76"	76"	1%
72"	78"	78"	1%
74"	80"	80"	1%
76"	82"	82"	1%
78"	84"	84"	1%
80"	86"	86"	1%
82"	88"	88"	1%
84"	90"	90"	1%
86"	92"	92"	1%
88"	94"	94"	1%
90"	96"	96"	1%
92"	98"	98"	1%
94"	100"	100"	1%
96"	102"	102"	1%
98"	104"	104"	1%
100"	106"	106"	1%

**HOPE STORM PIPE TRENCH**

PIPE DIA.	MIN. TRENCH WIDTH	MIN. TRENCH DEPTH	MIN. TRENCH SLOPE
12"	18"	18"	1%
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16"	22"	22"	1%
18"	24"	24"	1%
20"	26"	26"	1%
22"	28"	28"	1%
24"	30"	30"	1%
26"	32"	32"	1%
28"	34"	34"	1%
30"	36"	36"	1%
32"	38"	38"	1%
34"	40"	40"	1%
36"	42"	42"	1%
38"	44"	44"	1%
40"	46"	46"	1%
42"	48"	48"	1%
44"	50"	50"	1%
46"	52"	52"	1%
48"	54"	54"	1%
50"	56"	56"	1%
52"	58"	58"	1%
54"	60"	60"	1%
56"	62"	62"	1%
58"	64"	64"	1%
60"	66"	66"	1%
62"	68"	68"	1%
64"	70"	70"	1%
66"	72"	72"	1%
68"	74"	74"	1%
70"	76"	76"	1%
72"	78"	78"	1%
74"	80"	80"	1%
76"	82"	82"	1%
78"	84"	84"	1%
80"	86"	86"	1%
82"	88"	88"	1%
84"	90"	90"	1%
86"	92"	92"	1%
88"	94"	94"	1%
90"	96"	96"	1%
92"	98"	98"	1%
94"	100"	100"	1%
96"	102"	102"	1%
98"	104"	104"	1%
100"	106"	106"	1%

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

NO.	DATE	COMMENTS
1	01/15/2023	ISSUED FOR PERMIT
2	02/01/2023	REVISIONS TO PERMIT COMMENTS
3	02/15/2023	REVISIONS TO PERMIT COMMENTS
4	03/01/2023	REVISIONS TO PERMIT COMMENTS
5	03/15/2023	REVISIONS TO PERMIT COMMENTS
6	04/01/2023	REVISIONS TO PERMIT COMMENTS
7	04/15/2023	REVISIONS TO PERMIT COMMENTS
8	05/01/2023	REVISIONS TO PERMIT COMMENTS
9	05/15/2023	REVISIONS TO PERMIT COMMENTS
10	06/01/2023	REVISIONS TO PERMIT COMMENTS

**PLAN SET OF RECORD**

PROJECT: PRELIMINARY SITE DEVELOPMENT PLANS FOR THE SANCTUARY AT ASHLAND BELLS, 48B TOWN OF ASHLAND, MASSACHUSETTS.

CLIENT: SLV ASHLAND, LLC

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 01/15/2023

SCALE: AS SHOWN

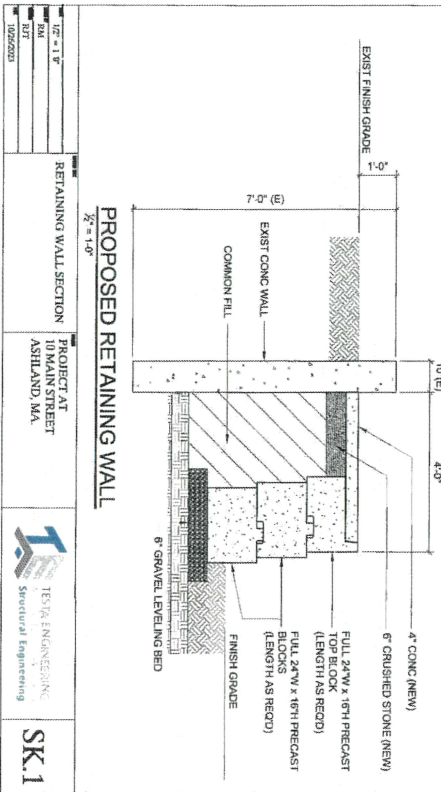
**CONSTRUCTION DETAILS**

**C-902**

REVISIONS: 1 - 10/15/2023



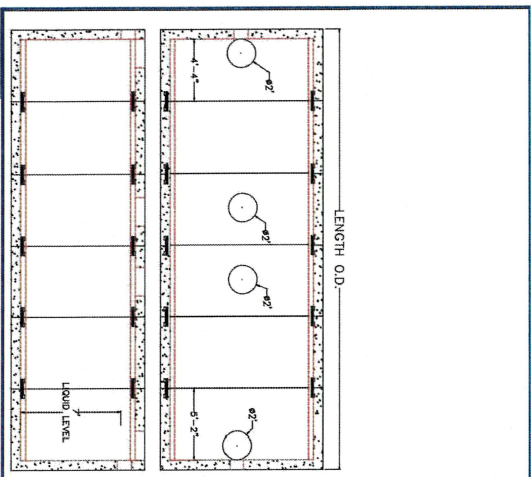
- STRUCTURAL GENERAL NOTES
1. ALL APPLICABLE MASSACHUSETTS 2018 CARBON FOOTPRINTING REQUIREMENTS SHALL BE OBSERVED.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE FOR A SAFE AND EFFICIENT METHOD OF SHORING AND/OR BRACING THE STRUCTURE DURING ALL CONSTRUCTION PHASES. SUBMIT AN OUTLINE OF PROPOSED PROCEDURES TO THE ENGINEER BEFORE CONSTRUCTION COMMENCES.
3. PROVIDE ALL NECESSARY BRACING AND SHORING TO MAINTAIN THE STRUCTURE'S STABILITY AND INTEGRITY THROUGHOUT CONSTRUCTION. THE ENGINEER'S RECOMMENDATIONS AND ACCORDING TO DETAIL SHOWN ON THIS DRAWING.



PROJECT OF 71 MAIN STREET ASHLAND, MA  
 RETAINING WALL SECTION  
 10'-0" x 4'-0"  
 10/26/2023



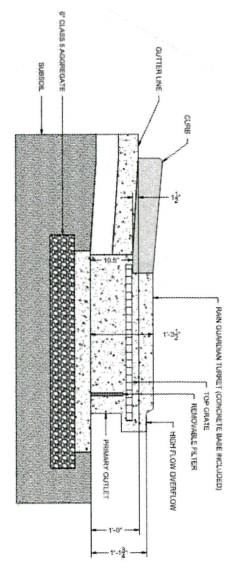
- CONCRETE
1. CONCRETE SHALL HAVE THE FOLLOWING 28 DAY COMPRESSIVE STRENGTH:
  - a. SLABS.....3000 PSI



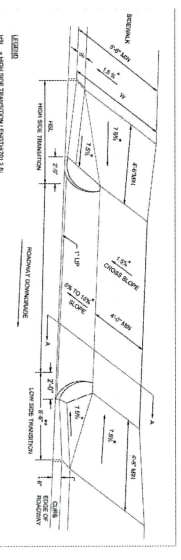
SOQUATE PART PROJECT  
 48B BOWEN AVENUE  
 WILMINGTON, MA 01903  
 PHONE: 617-457-4300  
 FAX: 617-457-4300

CONTRACTOR: SOQUATE COMPANIES  
 JOB NAME: 71 MAIN STREET  
 DATE: 10/26/2023

DESIGNED BY: C. J. SCOTT  
 DRAWING BY: C. J. SCOTT  
 10,000 GALLON TO 40,000 GALLON H-20 TANK



FOCALPOINT RAIN GUARDIAN TURRET SECTION DETAIL  
 1/4" = 1'-0"



SECTION 100  
 MADDOT SIDEWALK THROUGH DRIVEWAYS WITH CURB RETURNS 2' CURB CORNERS DETAIL  
 1/4" = 1'-0"

NOTES REGARDING DETAILS BY OTHERS:  
 1. DETAILS REFERENCED TO OTHERS ARE IDENTIFIED AS SUCH BY WAY OF A TITLE BLOCK.  
 2. THESE ARE ORIGINAL DETAILS BY OTHERS. HAS BEEN MODIFIED, THE MODIFICATIONS ARE IDENTIFIED BY REVISION CLOUDS.  
 3. THESE ARE ORIGINAL DETAILS BY OTHERS. HAS BEEN MODIFIED, THE MODIFICATIONS ARE IDENTIFIED BY REVISION CLOUDS.  
 4. THESE ARE ORIGINAL DETAILS BY OTHERS. HAS BEEN MODIFIED, THE MODIFICATIONS ARE IDENTIFIED BY REVISION CLOUDS.  
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 10. THESE ARE ORIGINAL DETAILS BY OTHERS. HAS BEEN MODIFIED, THE MODIFICATIONS ARE IDENTIFIED BY REVISION CLOUDS.

DETAILS BY OTHERS DISCLAIMER

**BOHLER** //  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

REV	DATE	COMMENT
1	10/26/2023	ISSUED FOR PERMIT
2	10/26/2023	REVISIONS
3	10/26/2023	REVISIONS
4	10/26/2023	REVISIONS
5	10/26/2023	REVISIONS
6	10/26/2023	REVISIONS
7	10/26/2023	REVISIONS
8	10/26/2023	REVISIONS
9	10/26/2023	REVISIONS
10	10/26/2023	REVISIONS

PROJECT: PRELIMINARY SITE DEVELOPMENT PLANS FOR 71 MAIN STREET, ASHLAND, MA  
 SHEET TITLE: CONSTRUCTION DETAILS  
 SHEET NUMBER: C-904  
 REVISIONS: 1-08/23/2023

**BOHLER** //  
 343 TURNPIKE ROAD, 2ND FLOOR  
 SOUTH BOSTON, MA 02127  
 PHONE: (617) 452-0000  
 WWW.BOHLERENGINEERING.COM

C-904  
 REVISIONS: 1-08/23/2023

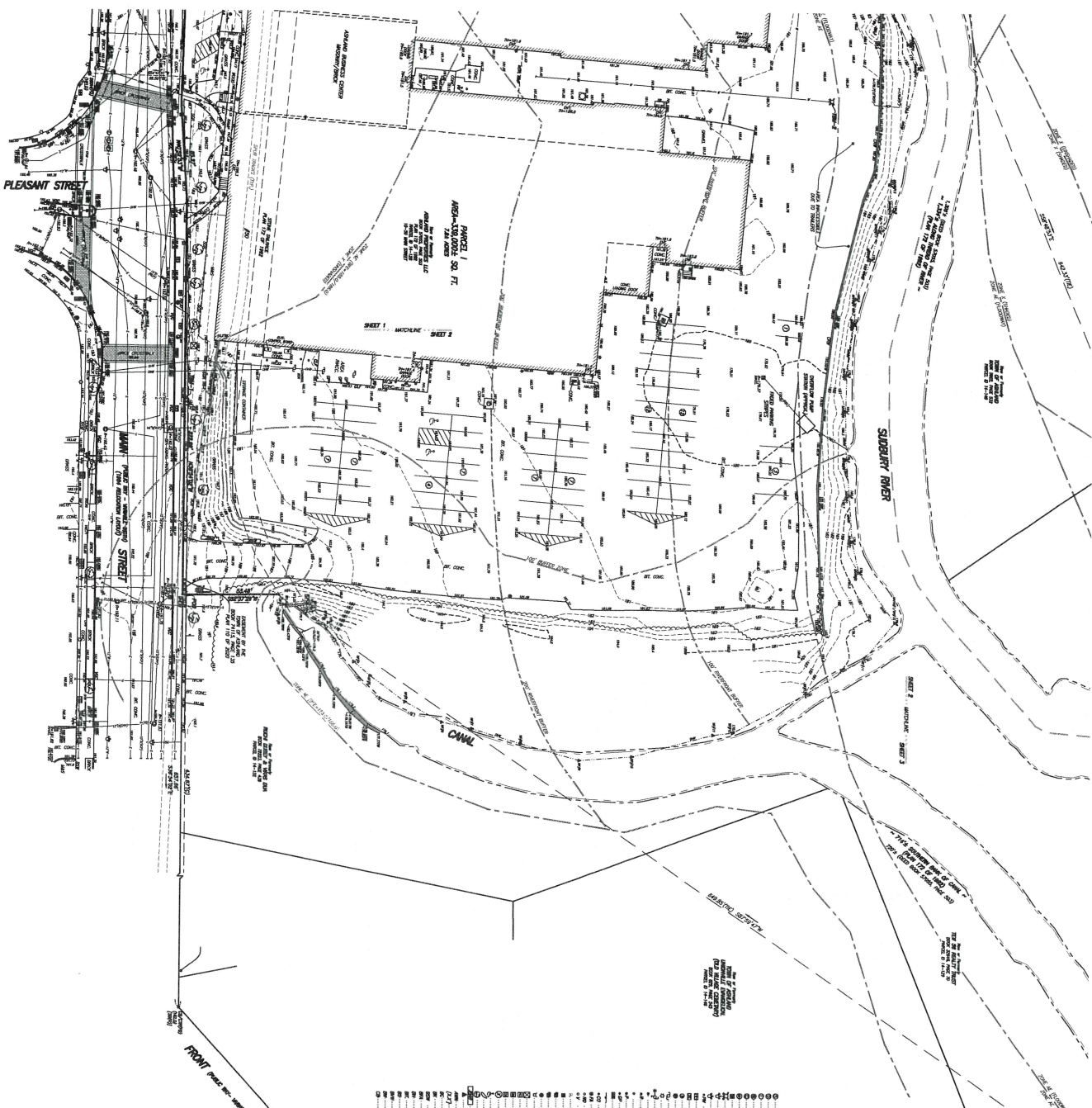












- LEGEND**
- 1" = 1" CONCRETE DRIVE
  - 2" = 2" CONCRETE DRIVE
  - 3" = 3" CONCRETE DRIVE
  - 4" = 4" CONCRETE DRIVE
  - 5" = 5" CONCRETE DRIVE
  - 6" = 6" CONCRETE DRIVE
  - 8" = 8" CONCRETE DRIVE
  - 10" = 10" CONCRETE DRIVE
  - 12" = 12" CONCRETE DRIVE
  - 15" = 15" CONCRETE DRIVE
  - 18" = 18" CONCRETE DRIVE
  - 20" = 20" CONCRETE DRIVE
  - 24" = 24" CONCRETE DRIVE
  - 30" = 30" CONCRETE DRIVE
  - 36" = 36" CONCRETE DRIVE
  - 42" = 42" CONCRETE DRIVE
  - 48" = 48" CONCRETE DRIVE
  - 54" = 54" CONCRETE DRIVE
  - 60" = 60" CONCRETE DRIVE
  - 72" = 72" CONCRETE DRIVE
  - 84" = 84" CONCRETE DRIVE
  - 96" = 96" CONCRETE DRIVE
  - 108" = 108" CONCRETE DRIVE
  - 120" = 120" CONCRETE DRIVE
  - 144" = 144" CONCRETE DRIVE
  - 168" = 168" CONCRETE DRIVE
  - 192" = 192" CONCRETE DRIVE
  - 216" = 216" CONCRETE DRIVE
  - 240" = 240" CONCRETE DRIVE
  - 270" = 270" CONCRETE DRIVE
  - 300" = 300" CONCRETE DRIVE
  - 324" = 324" CONCRETE DRIVE
  - 360" = 360" CONCRETE DRIVE
  - 408" = 408" CONCRETE DRIVE
  - 456" = 456" CONCRETE DRIVE
  - 504" = 504" CONCRETE DRIVE
  - 540" = 540" CONCRETE DRIVE
  - 576" = 576" CONCRETE DRIVE
  - 612" = 612" CONCRETE DRIVE
  - 648" = 648" CONCRETE DRIVE
  - 684" = 684" CONCRETE DRIVE
  - 720" = 720" CONCRETE DRIVE
  - 756" = 756" CONCRETE DRIVE
  - 792" = 792" CONCRETE DRIVE
  - 828" = 828" CONCRETE DRIVE
  - 864" = 864" CONCRETE DRIVE
  - 900" = 900" CONCRETE DRIVE
  - 936" = 936" CONCRETE DRIVE
  - 972" = 972" CONCRETE DRIVE
  - 1008" = 1008" CONCRETE DRIVE
  - 1044" = 1044" CONCRETE DRIVE
  - 1080" = 1080" CONCRETE DRIVE
  - 1116" = 1116" CONCRETE DRIVE
  - 1152" = 1152" CONCRETE DRIVE
  - 1188" = 1188" CONCRETE DRIVE
  - 1224" = 1224" CONCRETE DRIVE
  - 1260" = 1260" CONCRETE DRIVE
  - 1296" = 1296" CONCRETE DRIVE
  - 1332" = 1332" CONCRETE DRIVE
  - 1368" = 1368" CONCRETE DRIVE
  - 1404" = 1404" CONCRETE DRIVE
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  - 1476" = 1476" CONCRETE DRIVE
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  - 1728" = 1728" CONCRETE DRIVE
  - 1764" = 1764" CONCRETE DRIVE
  - 1800" = 1800" CONCRETE DRIVE
  - 1836" = 1836" CONCRETE DRIVE
  - 1872" = 1872" CONCRETE DRIVE
  - 1908" = 1908" CONCRETE DRIVE
  - 1944" = 1944" CONCRETE DRIVE
  - 1980" = 1980" CONCRETE DRIVE
  - 2016" = 2016" CONCRETE DRIVE
  - 2052" = 2052" CONCRETE DRIVE
  - 2088" = 2088" CONCRETE DRIVE
  - 2124" = 2124" CONCRETE DRIVE
  - 2160" = 2160" CONCRETE DRIVE
  - 2196" = 2196" CONCRETE DRIVE
  - 2232" = 2232" CONCRETE DRIVE
  - 2268" = 2268" CONCRETE DRIVE
  - 2304" = 2304" CONCRETE DRIVE
  - 2340" = 2340" CONCRETE DRIVE
  - 2376" = 2376" CONCRETE DRIVE
  - 2412" = 2412" CONCRETE DRIVE
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  - 4176" = 4176" CONCRETE DRIVE
  - 4212" = 4212" CONCRETE DRIVE
  - 4248" = 4248" CONCRETE DRIVE
  - 4284" = 4284" CONCRETE DRIVE
  - 4320" = 4320" CONCRETE DRIVE
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  - 4392" = 4392" CONCRETE DRIVE
  - 4428" = 4428" CONCRETE DRIVE
  - 4464" = 4464" CONCRETE DRIVE
  - 4500" = 4500" CONCRETE DRIVE
  - 4536" = 4536" CONCRETE DRIVE
  - 4572" = 4572" CONCRETE DRIVE
  - 4608" = 4608" CONCRETE DRIVE
  - 4644" = 4644" CONCRETE DRIVE
  - 4680" = 4680" CONCRETE DRIVE
  - 4716" = 4716" CONCRETE DRIVE
  - 4752" = 4752" CONCRETE DRIVE
  - 4788" = 4788" CONCRETE DRIVE
  - 4824" = 4824" CONCRETE DRIVE
  - 4860" = 4860" CONCRETE DRIVE
  - 4896" = 4896" CONCRETE DRIVE
  - 4932" = 4932" CONCRETE DRIVE
  - 4968" = 4968" CONCRETE DRIVE
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  - 5040" = 5040" CONCRETE DRIVE
  - 5076" = 5076" CONCRETE DRIVE
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  - 5148" = 5148" CONCRETE DRIVE
  - 5184" = 5184" CONCRETE DRIVE
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  - 9936" = 9936" CONCRETE DRIVE
  - 9972" = 9972" CONCRETE DRIVE
  - 10008" = 10008" CONCRETE DRIVE



**EXISTING CONDITIONS  
PLAN OF LAND  
50 MAIN STREET  
ASHLAND, MASS.**

DATE: JAN 21, 2023

SCALE: 1" = 40'

SHEET NO. 2 OF 3

1. I CERTIFY THAT THE MAP AND REPORT OF THE ENGINEER ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MASSACHUSETTS.

**PROFESSIONAL ENGINEER**

DATE: JAN 21, 2023

NO. 12345

**FELDMAN**

GEOSPATIAL

ASTON REGROWTHS  
ROSLINDEN, MA 02119

WORCESTER OFFICE  
27 MERRIMAC STREET  
WORCESTER, MA 01608  
(617)351-9740  
www.feldman.com

LOCAL MAP NOT TO SCALE

**FELDMAN**

GEOSPATIAL

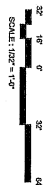
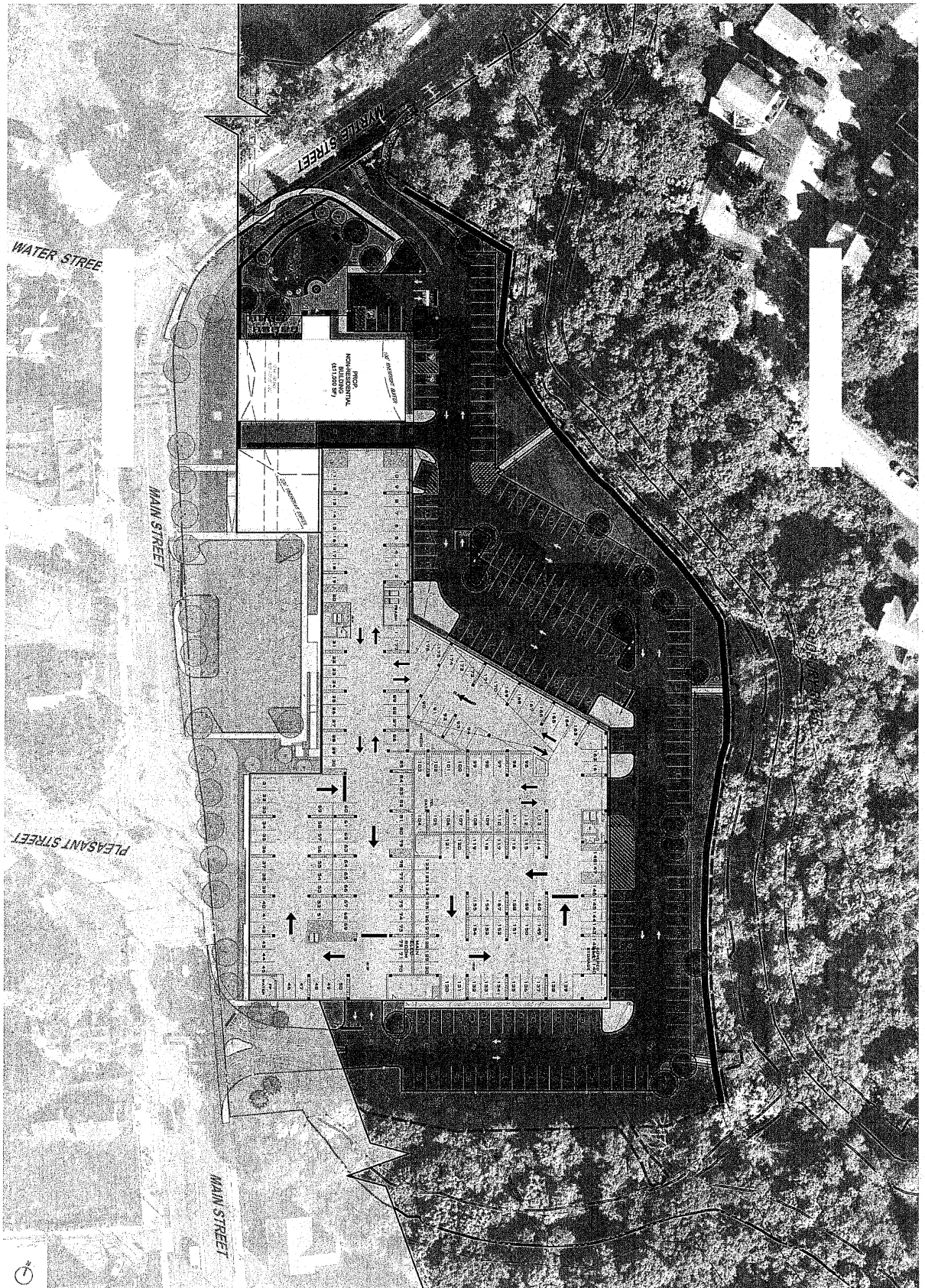
ASTON REGROWTHS  
ROSLINDEN, MA 02119

WORCESTER OFFICE  
27 MERRIMAC STREET  
WORCESTER, MA 01608  
(617)351-9740  
www.feldman.com





1 SITE PLAN - PARKING LEVEL  
 1/2" = 1' = 0"



DRAWING NUMBER  
**A100**

DRAWING TITLE  
**SITE PLAN - PARKING LEVEL**

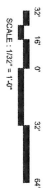


DRAWING INFORMATION  
 DATE: 01/20/2015  
 PROJECT #: 2025  
 SCALE: 1/2" = 1' = 0"

**THE SANCTUARY AT ASHLAND MILLS**  
 ASHLAND, MA 01721  
 SUBMITTED BY SLV ASHLAND, LLC

ARCHITECT  
**EMBARC**  
 381 HANOVER AVE, SUITE 201  
 ASHLAND, MA 01721  
 978.253.1100  
 www.embarc.com  
 OWNER  
 SLV ASHLAND, LLC  
 CONSULTANT

1 SITE PLAN  
 1/32" = 1'-0"



**DRAWING NUMBER**  
**A101**

**DRAWING TITLE**  
 SITE PLAN -  
 GROUND FLOOR

**DRAWING INFORMATION**  
 PROJECT: THE SANCTUARY AT ASHLAND MILLS  
 OWNER: SLV ASHLAND, LLC  
 ARCHITECT: EMBARC  
 DATE: 8/29/2022

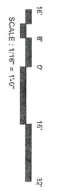
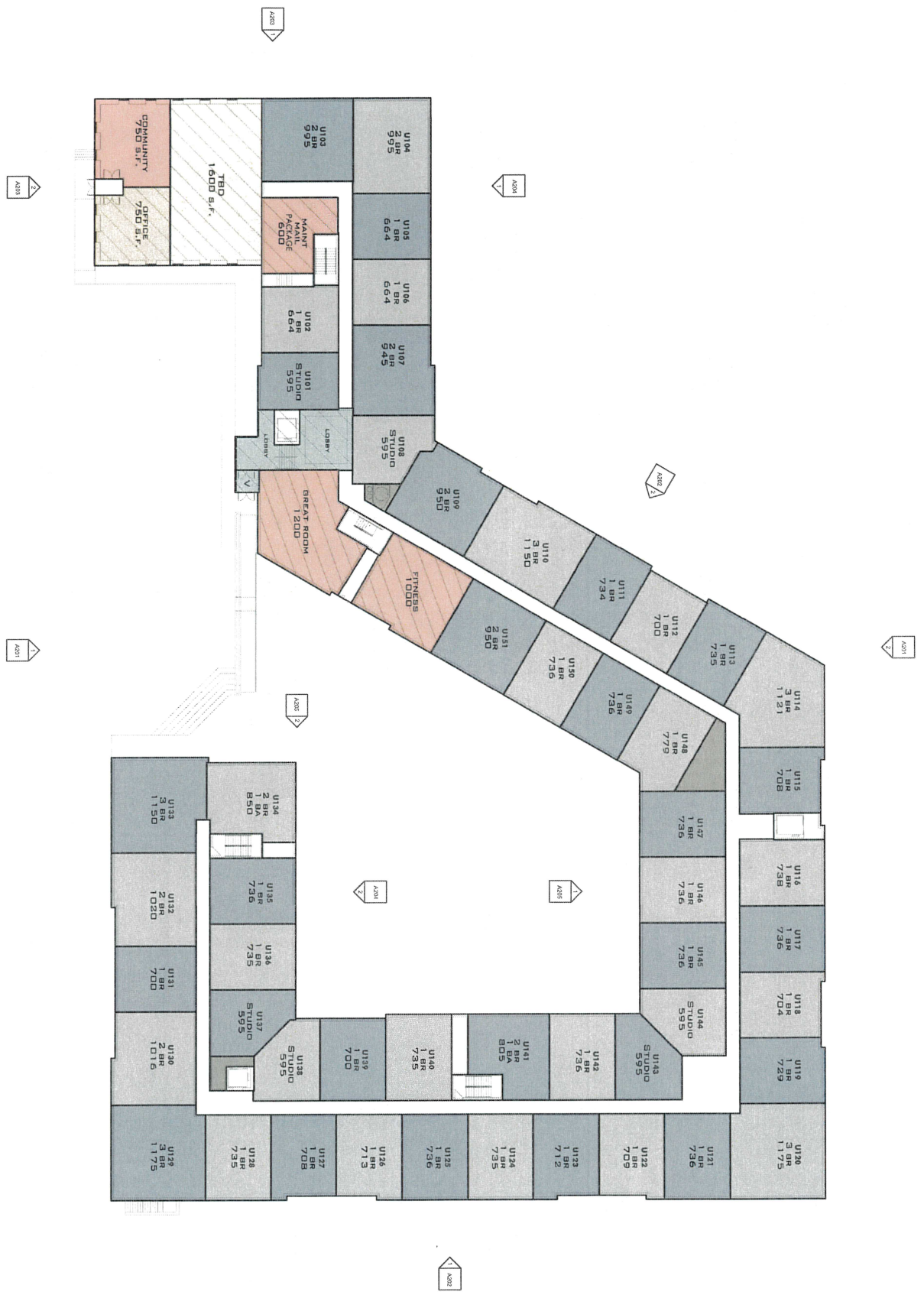


**PROJECT**  
 THE SANCTUARY AT ASHLAND MILLS  
 ASHLAND, MA 01721

**ARCHITECT**  
**EMBARC**  
 31V ASHLAND, LLC  
 CONSULTANTS

**SUBMITTED BY**  
 SLV ASHLAND, LLC

1 FIRST FLOOR T.O.S.  
 1/16" = 1'-0"



DRAWING NUMBER  
**A102**

DRAWING TITLE  
**FLOOR PLAN -  
 GROUND FLOOR**

DRAWING INFORMATION  
 DATE: 05/20/2011  
 TIME: 11:41:45 AM  
 USER: kender



OWNER  
 SLV ASHLAND, LLC

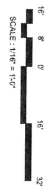
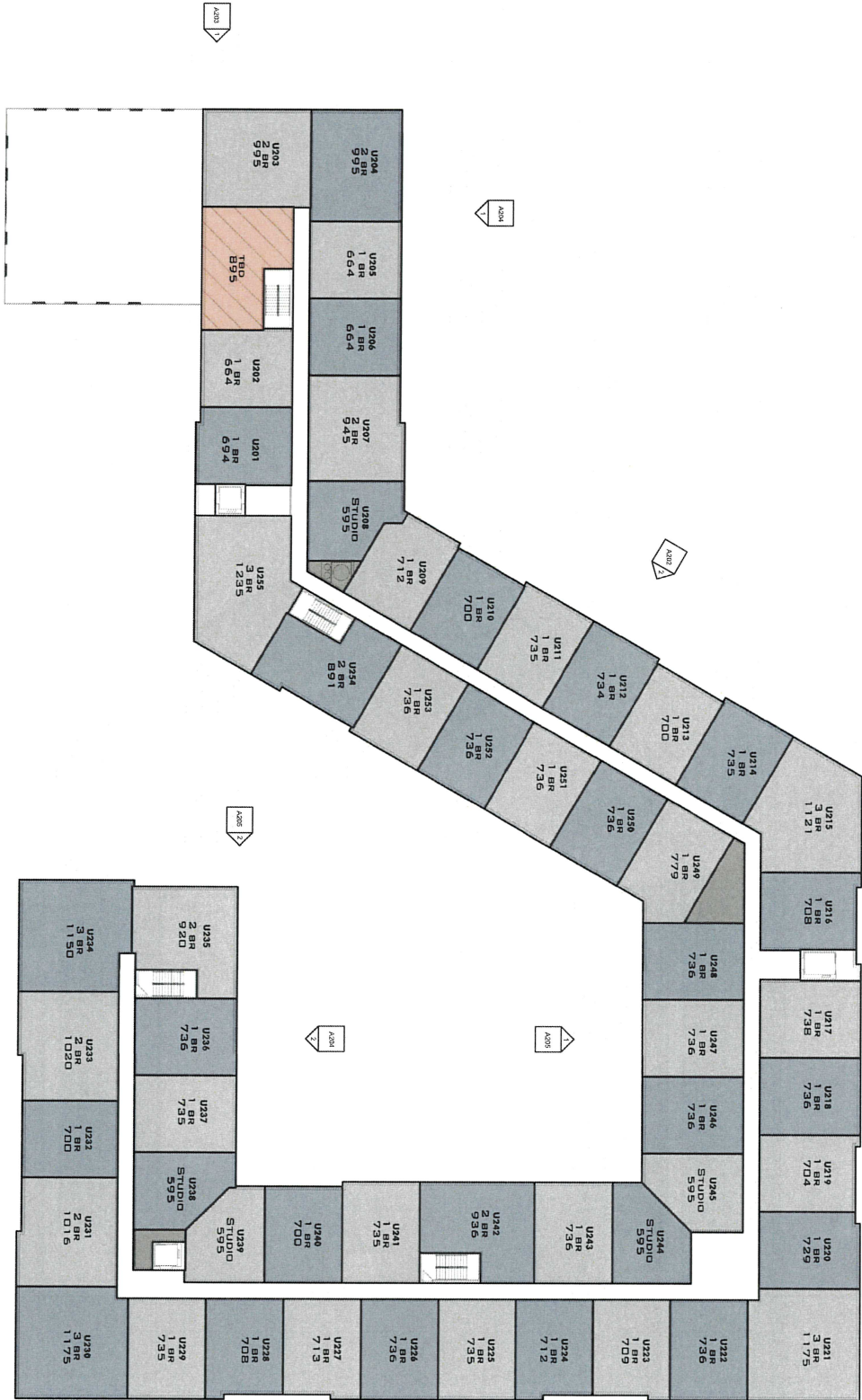
CONSULTANTS

**THE SANCTUARY AT ASHLAND MILLS**  
 ASHLAND, MA 01721

SUBMITTED BY SLV ASHLAND, LLC

ARCHITECT  
**EMBARC**  
 581 HANCOCK AVENUE, SUITE 200  
 ASHLAND, MA 01721  
 TEL: 978.251.8800  
 WWW.EMBARCARCHITECTS.COM

1 SECOND FLOOR  
 1/16" = 1'-0"



DRAWING NUMBER  
**A103**

FLOOR PLAN -  
 SECOND FLOOR



DATE: 01/11/2025  
 PROJECT: THE SANCTUARY AT ASHLAND MILLS  
 SHEET: A103 OF 103  
 DRAWING TITLE: FLOOR PLAN - SECOND FLOOR

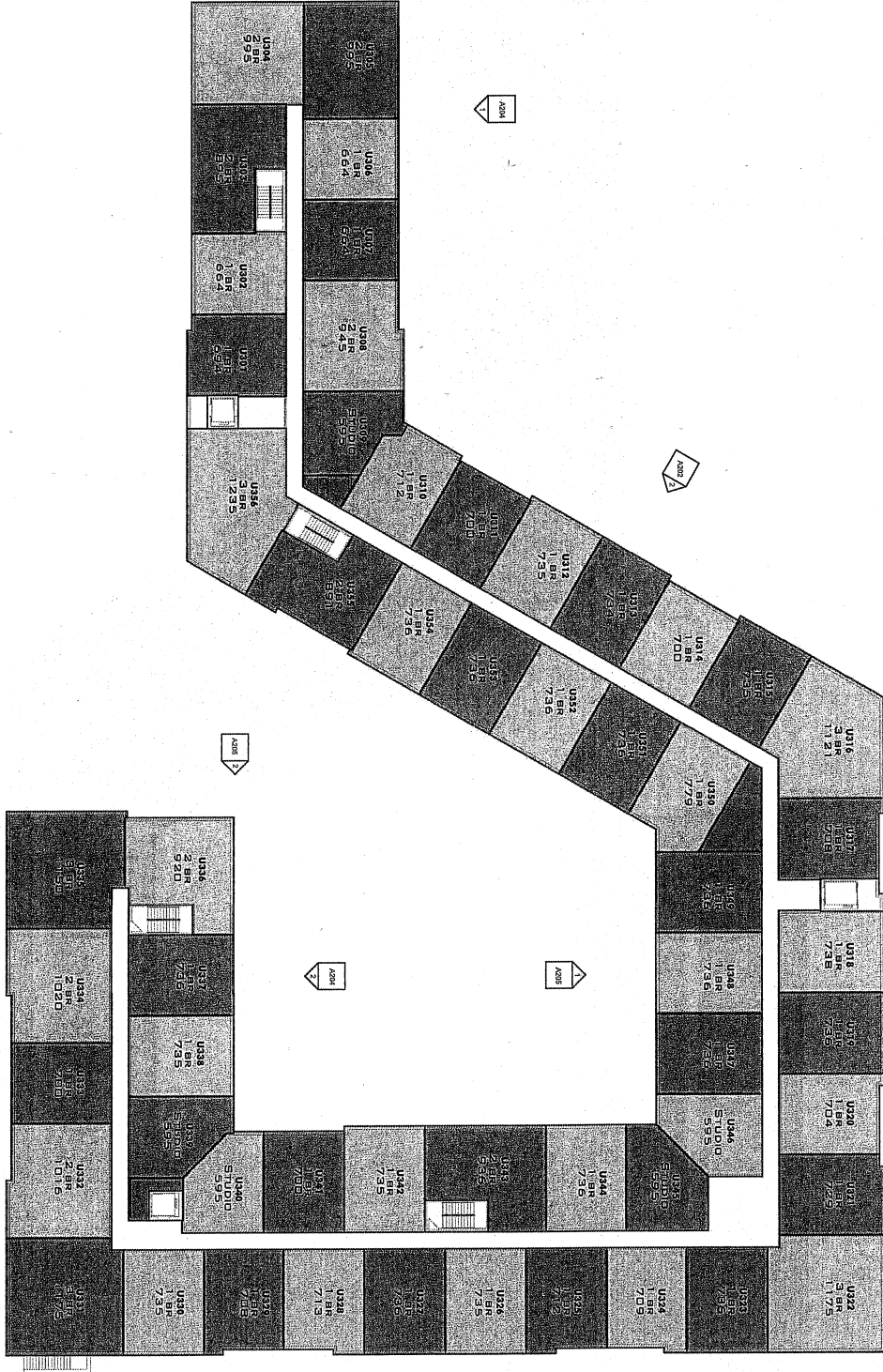
THE SANCTUARY AT ASHLAND MILLS  
 ASHLAND, MA 01721  
 SUBMITTED BY SLV ASHLAND, LLC

ARCHITECT  
**EMBARC**  
 1000 WASHINGTON STREET, SUITE 200  
 ASHLAND, MA 01721  
 TEL: 978.251.1111  
 WWW.EMBARC-MA.COM

OWNER  
 SLV ASHLAND, LLC

CONSULTANTS

1 THIRD FLOOR  
TYPE = UP



DRAWING NUMBER  
**A104**

DRAWING TITLE  
**FLOOR PLAN -  
THIRD FLOOR**

DRAWING INFORMATION  
DATE: 11/11/2015  
SCALE: 1/8\"/>



REVISIONS  
NO. DESCRIPTION  
DATE

**THE SANCTUARY AT ASHLAND MILLS**  
ASHLAND, MA 01721

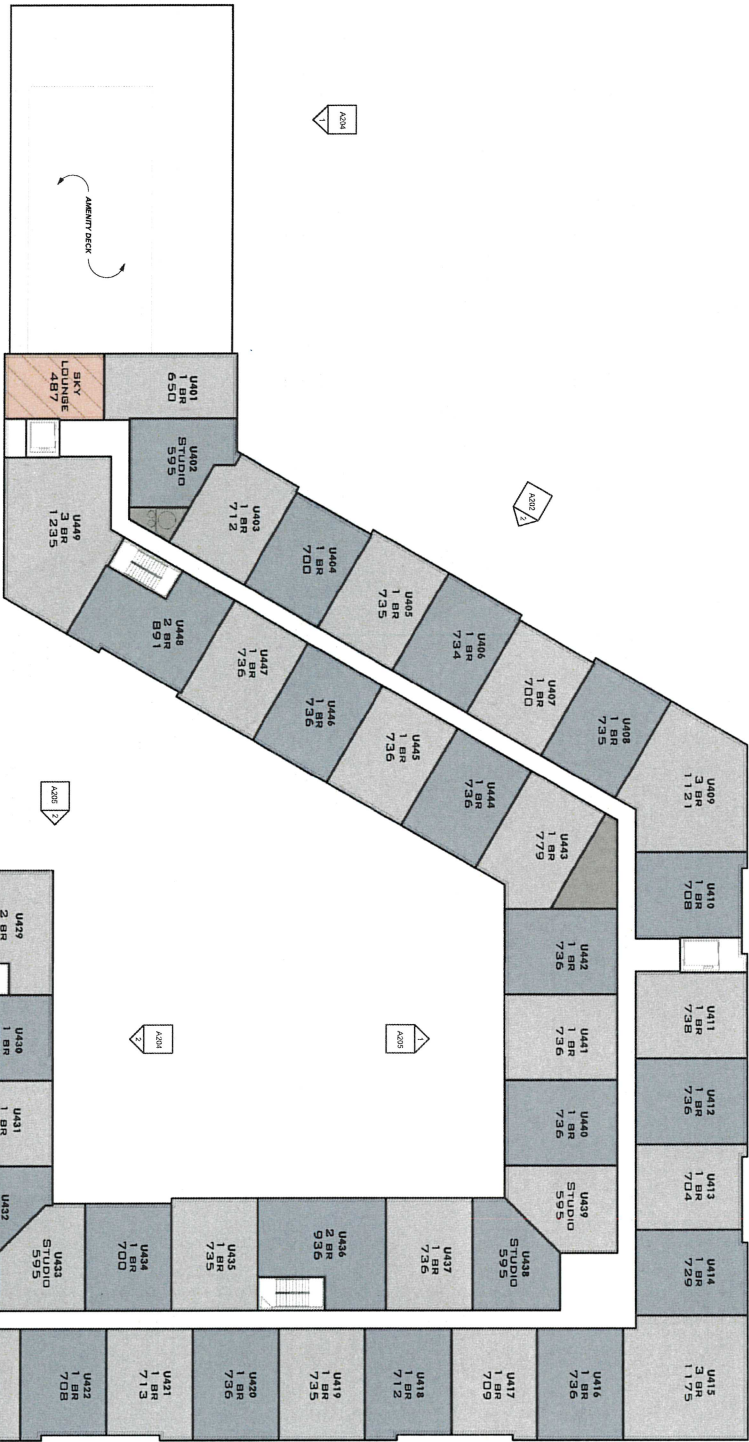
SUBMITTED BY SLV ASHLAND, LLC

COMMENTS

OWNER  
SLV ASHLAND, LLC

ARCHITECT  
**EMBARC**  
180 LAMAR AVENUE SUITE 200  
ASHLAND, MA 01721  
TEL: 978.251.1111  
WWW.EMBARCARCHITECTS.COM

1 FOURTH FLOOR



DRAWING NUMBER  
**A105**

FLOOR PLAN  
 FOURTH FLOOR

DRAWING TITLE  
 FOURTH FLOOR

DRAWING NUMBER

DRAWING DATE

DRAWING BY

DRAWING CHECKED

DRAWING APPROVED

DRAWING DATE

DRAWING BY

DRAWING CHECKED

DRAWING APPROVED

THE SANCTUARY AT ASHLAND MILLS  
 ASHLAND, MA 01721

SUBMITTED BY SLV ASHLAND, LLC

CONSULTANTS

OWNER

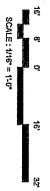
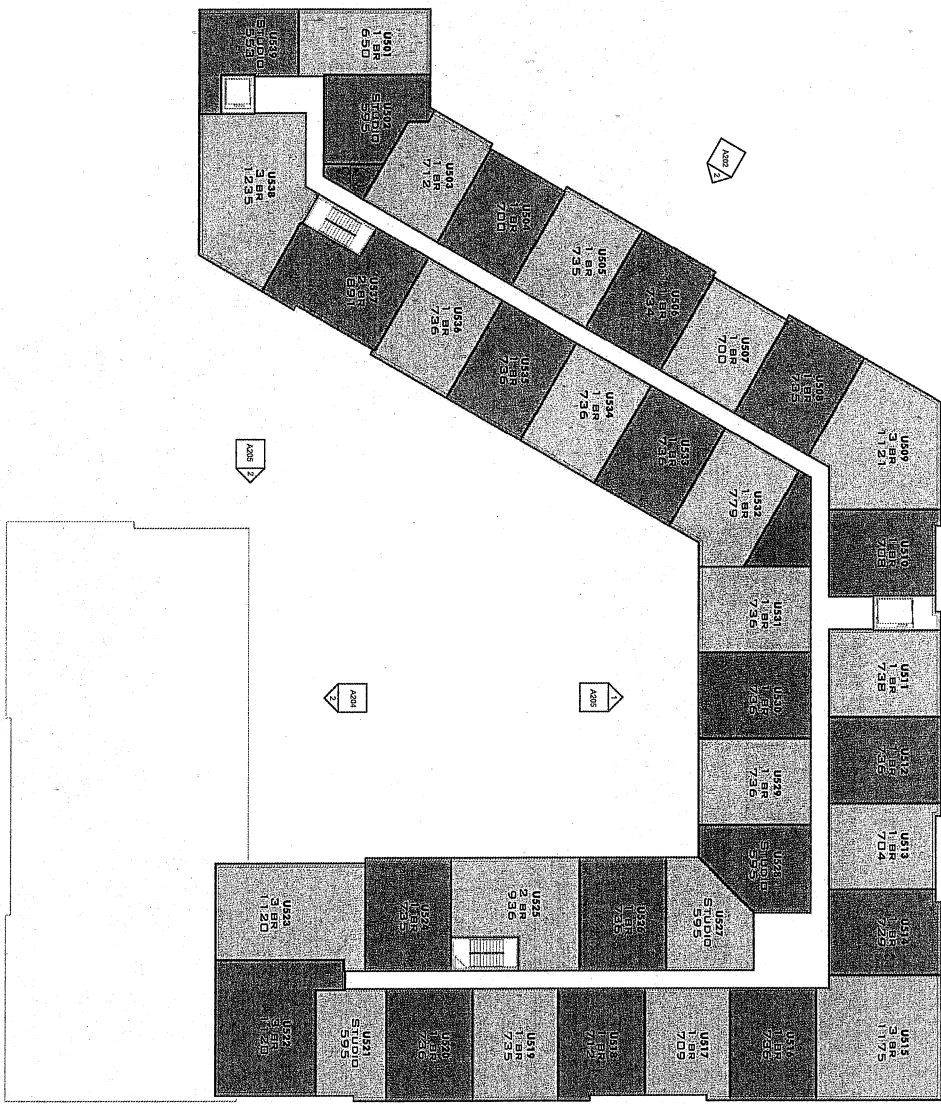
ARCHITECT

EMBARC

1000 WASHINGTON STREET, SUITE 200  
 ASHLAND, MA 01721  
 TEL: 978.253.1111  
 WWW.EMBARCARCHITECTS.COM



1 FIFTH FLOOR  
 1/16" = 1'-0"



DRAWING NUMBER  
**A106**

DRAWING TITLE  
**FLOOR PLAN - FIFTH FLOOR**



DATE: 11/19/15  
 DRAWING NO: 22017-00  
 PROJECT: THE SANCTUARY AT ASHLAND MILLS

**THE SANCTUARY AT ASHLAND MILLS**  
 ASHLAND, MA 01721  
 SUBMITTED BY SLV ASHLAND, LLC

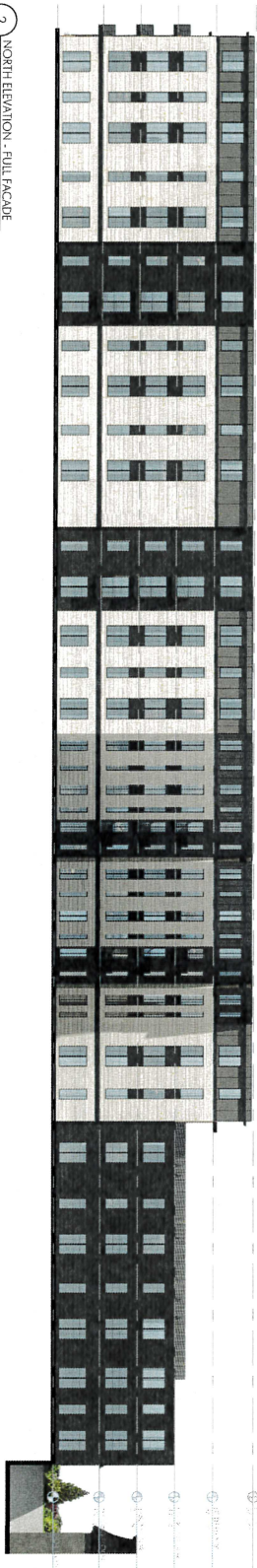
ARCHITECT  
**EMBARC**  
 580 WASHINGTON AVE., SUITE 201  
 ASHLAND, MA 01721  
 TEL: 978.251.1111  
 WWW.EMBARCARCHITECTS.COM

OWNER  
 SLV ASHLAND, LLC

CONSULTANTS



1 SOUTH ELEVATION - FULL FACADE  
 1/16" = 1'-0"



2 NORTH ELEVATION - FULL FACADE  
 1/16" = 1'-0"

ARCHITECT  
**EMBARC**  
 500 BROADWAY, SUITE 100  
 BOSTON, MA 02108  
 TEL: 617.552.1000  
 WWW.EMBARCARCHITECTS.COM

OWNER  
 SLV ASHLAND, LLC

THE SANCTUARY AT ASHLAND MILLS  
 ASHLAND, MA 01721

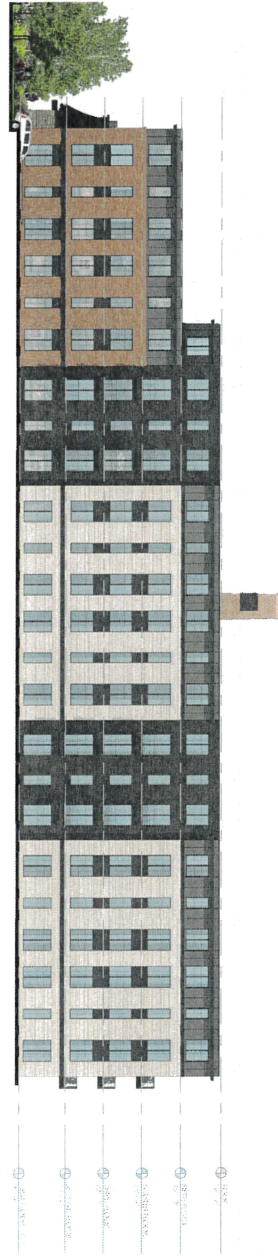
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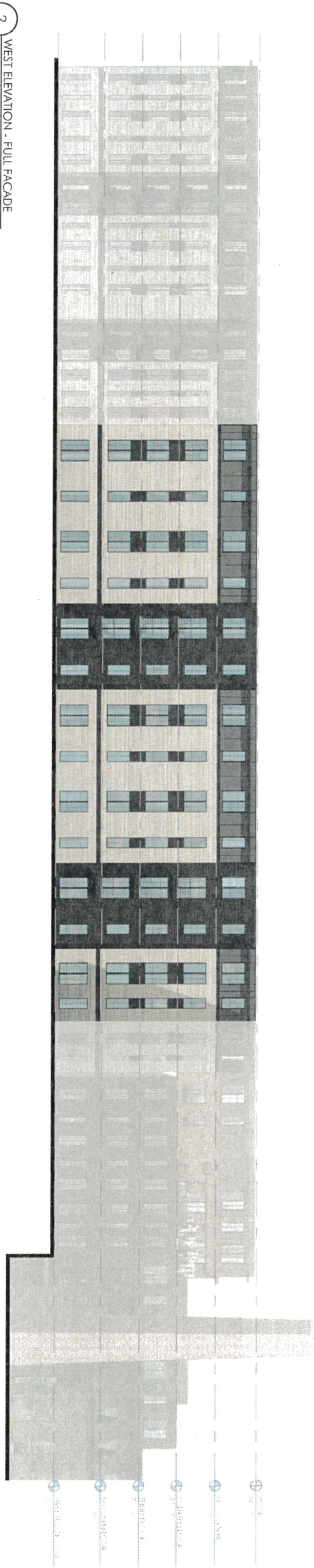
ISSUING INFORMATION  
 DATE: 02/17/23  
 DRAWING NO: A201  
 PROJECT # 2022-00  
 SCALE: 1/16" = 1'-0"

DRAWING TITLE  
 EXTERIOR  
 ELEVATIONS

DRAWING NUMBER  
**A201**



1 EAST ELEVATION - FULL FACADE  
 1/8" = 1'-0"



2 WEST ELEVATION - FULL FACADE  
 1/8" = 1'-0"

ARCHITECT  
**EMBARC**  
 500 TOWNSEND AVENUE, SUITE 200  
 ASHLAND, MA 01721  
 TEL: 978.256.8800  
 WWW.EMBARCARCHITECTS.COM

OWNER  
 SLV ASHLAND, LLC

CONSULTANTS

**THE SANCTUARY AT ASHLAND MILLS**  
 ASHLAND, MA 01721

SUBMITTED BY SLV ASHLAND, LLC



DATE: 11/17/2022  
 DRAWING NUMBER: A202

DATE: 11/17/2022  
 DRAWING NUMBER: A202



1 WEST ELEVATION - PARTIAL FACADE MILL  
1/16" = 1'-0"



2 SOUTH ELEVATION - PARTIAL FACADE MILL  
1/16" = 1'-0"

ARCHITECT  
**EMBARC**

200 WASHINGTON STREET  
BOSTON, MA 02115  
Tel: 617.452.2200  
Fax: 617.452.2201  
www.embarc.com

OWNER  
SLV ASHLAND, LLC

CONSULTANTS

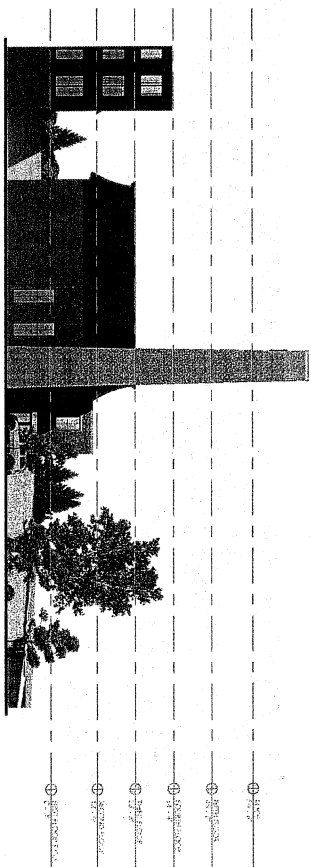
THE SANCTUARY AT ASHLAND MILLS  
ASHLAND, MA 01721  
SUBMITTED BY SLV ASHLAND, LLC

REVISIONS  
DATE DESCRIPTION

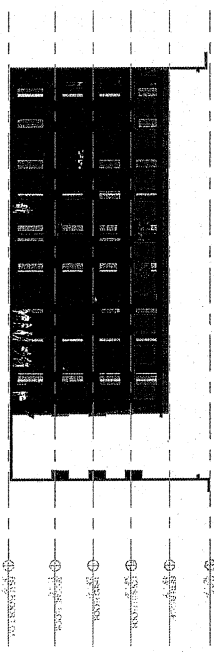


DRAWING INFORMATION  
DATE 12/10/11  
DRAWN BY J. WILSON  
CHECKED BY J. WILSON  
PROJECT # 2020  
SCALE 1/16" = 1'-0"  
DRAWING TITLE  
EXTERIOR ELEVATIONS

DRAWING NUMBER  
**A203**



1 NORTH ELEVATION - PARTIAL FACADE WALL  
1/8" = 1'-0"



2 NORTH ELEVATION - COURTYARD  
1/8" = 1'-0"

ARCHITECT  
**EMBARC**  
280 JUNCTION AVE. SUITE 201  
ASHLAND, MA 01721  
PHONE: 978.253.4400  
WWW.EMBARCARCHITECTS.COM

OWNER  
SLV ASHLAND, LLC

CONSULTANTS

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ASHLAND, MA 01721  
**SUBMITTED BY SLV ASHLAND, LLC**

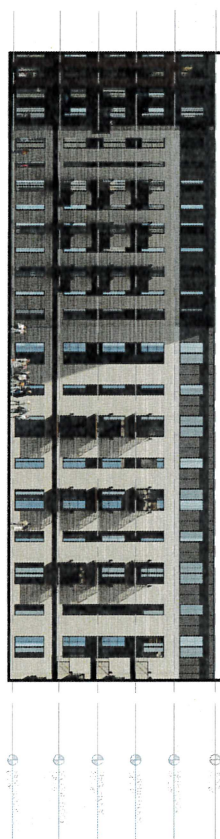


**DRAWING INFORMATION**  
TITLE: THE SANCTUARY AT ASHLAND MILLS  
DATE: 2/20/12  
DRAWN BY: JMW  
CHECKED BY: JMW  
SCALE: 1/8" = 1'-0"

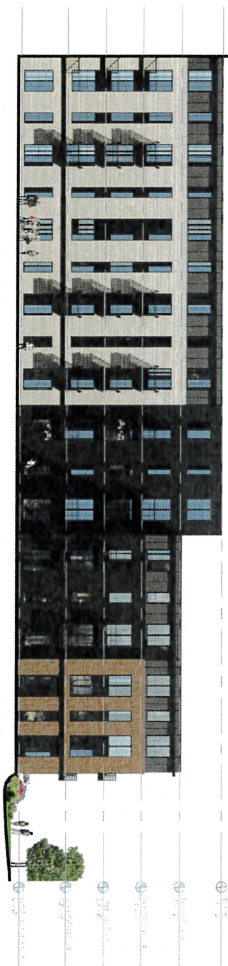
**DRAWING TITLE**  
EXTERIOR  
ELEVATIONS

**DRAWING NUMBER**  
**A204**

1 SOUTH ELEVATION - COURTYARD  
 1/8" = 1'-0"



2 WEST ELEVATION - COURTYARD  
 1/8" = 1'-0"



ARCHITECT  
**EMBARC**  
 500 HANCOCK AVE, SUITE 200  
 BOSTON, MA 02111  
 TEL: 617.464.6000  
 www.embarcarchitect.com

OWNER  
 SLV ASHLAND, LLC

CONSULTANTS

THE SANCTUARY AT ASHLAND MILLS  
 ASHLAND, MA 01721  
 SUBMITTED BY SLV ASHLAND, LLC

REVISIONS



DRAWING INFORMATION  
 DATE: 8/10/2025  
 PROJECT: 2025  
 SCALE: 1/8" = 1'-0"

DRAWING TITLE  
 EXTERIOR  
 ELEVATIONS

DRAWING NUMBER  
**A205**



ARCHITECT  
**EMBARC**  
585 WASHINGTON AVE., SUITE 200  
ASHLAND, MA 01721  
www.embarc.com

OWNER  
SLV ASHLAND, LLC

CONSULTANTS

**THE SANCTUARY AT ASHLAND MILLS**  
ASHLAND, MA 01721  
SUBMITTED BY SLV ASHLAND, LLC

REVISIONS

NO.	DATE	DESCRIPTION



**DRAWING INFORMATION**  
PROJECT # 2202  
DATE 07/26/2023  
PROJECT # 2202  
DATE 07/26/2023

**DRAWING TITLE**  
EXTERIOR  
RENDERS  
**DRAWING NUMBER**  
A206

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ARCHITECT  
**EMBARC**

505 BROADWAY, SUITE 200  
 CHICAGO, IL 60601  
 TEL: 312.778.8800  
 WWW.EMBARCARCHITECTS.COM

OWNER  
 SLV ASHLAND, LLC

CONSULTANTS

THE SANCTUARY AT ASHLAND MILLS  
 ASHLAND, MA 01721  
 SUBMITTED BY SLV ASHLAND, LLC

REVISIONS



DRAWING INFORMATION  
 TITLE: SUBMITTED BY SLV ASHLAND, LLC  
 DATE: 09/19/2025 11:19:21 AM  
 PROJECT #: 22077  
 SCALE:  
 DRAWING TITLE  
 EXTERIOR  
 RENDERERS

DRAWING NUMBER  
**A207**

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ARCHITECT  
**EMBARC**  
250 EAST BROADWAY, SUITE 200  
DORSET, MA 01922  
PH: 508.263.8800  
WWW.EMBARCARCHITECT.COM

OWNER  
SLV ASHLAND, LLC

CONSULTANTS

REVISIONS  
DATE DESCRIPTION BY

**THE SANCTUARY AT ASHLAND MILLS**  
ASHLAND, MA 01721

SUBMITTED BY SLV ASHLAND, LLC

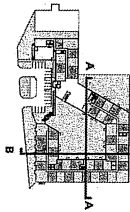


EXAMINING INFORMATION  
NO. DATE BY

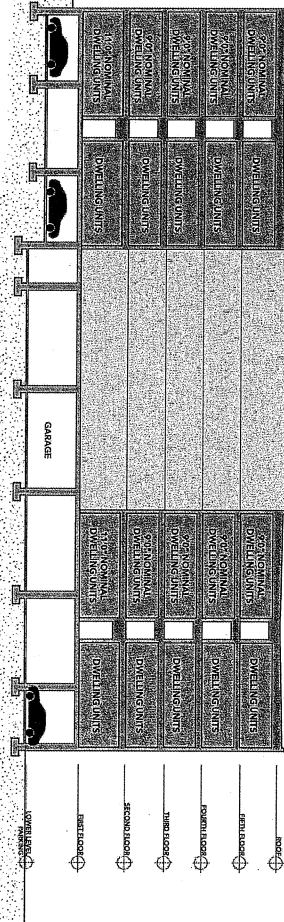
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PROJECT NO. 202007\_0001  
SCALE

DRAWING TITLE  
**EXTERIOR  
RENDERS**

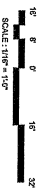
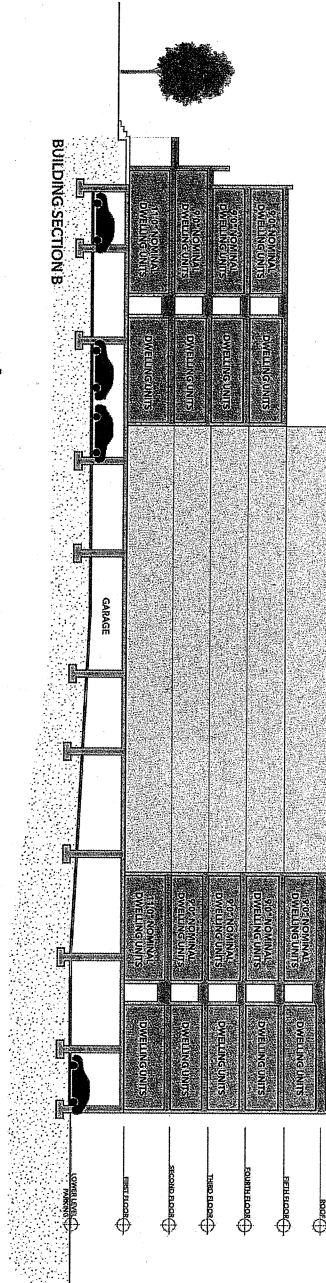
DRAWING NUMBER  
**A208**



BUILDING SECTION A



BUILDING SECTION B



DRAWING NUMBER  
**A301**

DRAWING TITLE  
**BUILDING SECTIONS**



DATE: 08/11/2020  
 PROJECT # 20207

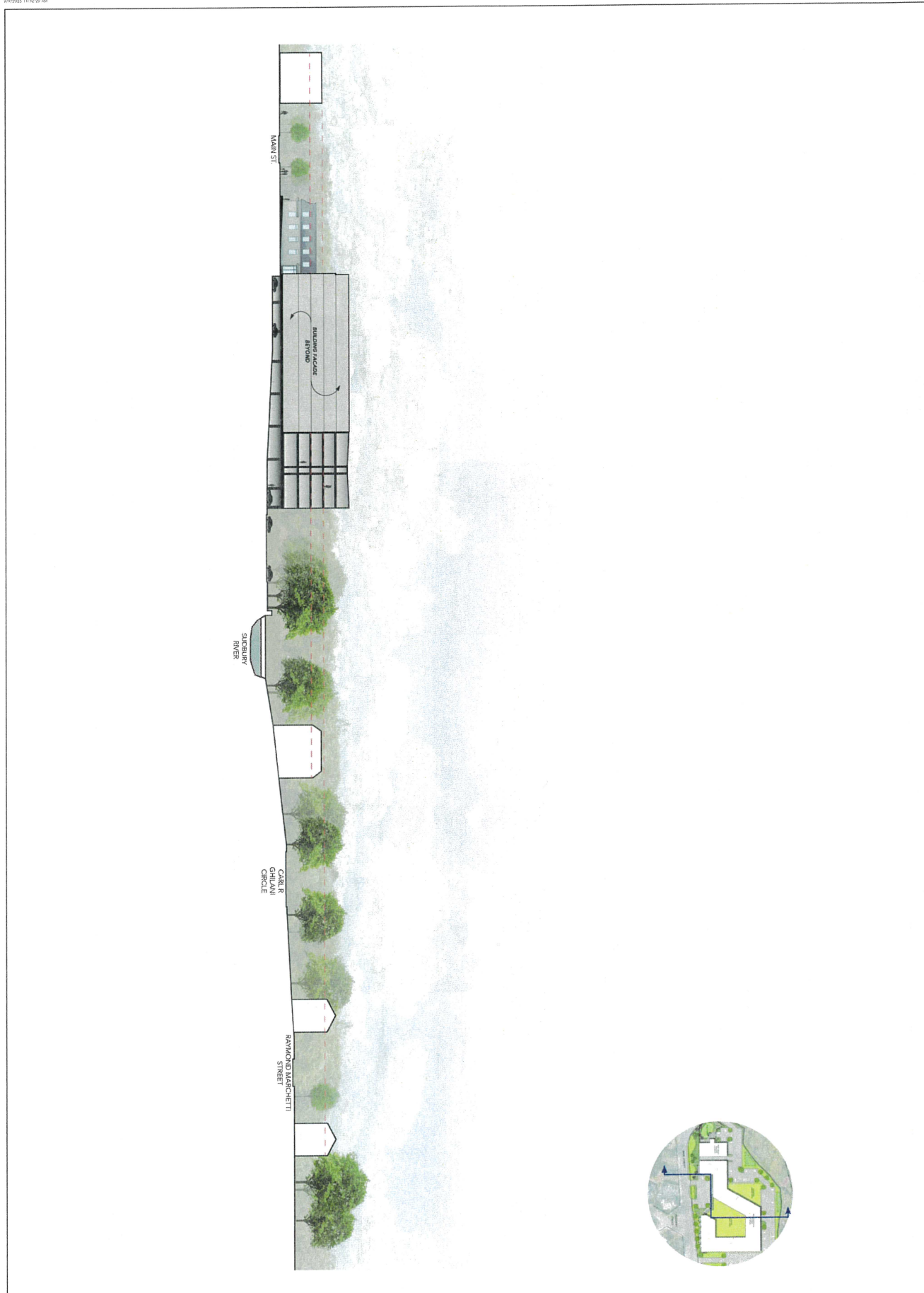
**THE SANCTUARY AT ASHLAND MILLS**  
 ASHLAND, MA 01721

SUBMITTED BY SLV ASHLAND, LLC

ARCHITECT  
**EMBARC**  
 100 DOW ST  
 ASHLAND, MA 01721  
 www.embarc.com

OWNER  
 SLV ASHLAND, LLC

CONSULTANTS



ARCHITECT  
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 200 WASHINGTON STREET, SUITE 201  
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OWNER  
 SLV ASHLAND, LLC

CONSULTANTS

THE SANCTUARY AT ASHLAND MILLS  
 ASHLAND, MA 01721  
 SUBMITTED BY SLV ASHLAND, LLC



DRAWING INFORMATION  
 Project: THE SANCTUARY AT ASHLAND MILLS  
 Date: 1/17/2018  
 Project #: 2017-05  
 Scale: 1/8" = 1'-0"

DRAWING TITLE  
 SITE SECTION

DRAWING NUMBER  
**A302**

DATE: 1/17/2018

## Exhibit D - Waivers

As set forth in Paragraph 47 of the Decision and subject to the terms and conditions thereof:

The Board expressly waives any and all local rules, regulations and/or bylaws necessary to construct the project consistent with the plans of approval as stipulated in the decision by the Ashland Zoning Board of Appeals only to the extent necessary in order to build the Project that is shown on the Plans and the approved Final Site Plans as outlined in the Decision.

To the extent the approved plans and the conditions of approval set forth in the decision with any un-waived local regulations, the requirements of the plans and conditions as approved shall supersede such conflicting regulations.

Nothing herein may be construed as a waiver of any applicable state or federal law.

Except as provided herein, the Board grants waivers from any local requirements for stormwater management, including for stormwater management and the Rules and Regulations of the Conservation Commission, Board of Health and Planning Board, provided that the Applicant fully complies with the conditions of this decision as they apply to stormwater management, per MADEP Stormwater regulations.

No waivers are granted from requirements that are beyond the purview of M.G.L. c. 40B, §§20-23.

No waivers are granted from building permit, inspection fees including electrical and plumbing fees, DPW fees and/or water connection fees or Board of Health fees and inspection fees. No waivers are granted as to the need for any applications or fees to be provided to the Town, however all such applications and fees shall be administered through the Board.

Any by-law or regulation not inconsistent with the Project as approved and not expressly waived hereunder shall be strictly enforceable. Any subsequent revision to the Plans, including but not limited to revisions that are apparent in the Final Site Plans that require additional or more expansive waivers of any local by-laws or regulations, must be approved by the Board in accordance with 760 CMR 56.05(11). To the extent any such requested waivers are consistent in material respects with the Plans approved by this Decision, such approval by the Board shall be deemed to be an insubstantial change under 760 CMR 56.05(11)(b).

**WAIVERS FROM ZONING BYLAW OF THE TOWN OF ASHLAND (Chapter 282)**

<b>LOCAL REGULATION</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>	<b>ZONING BOARD'S DECISION</b>
<p><b>1. Section 8.5.5.1</b></p>	<p>Ground floors of buildings which front on streets shall be reserved for non - residential uses.</p>	<p>Two buildings are proposed for this project that will be located along Main Street. Both non-residential and residential are proposed on the ground floors.</p>	<p>Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.</p>
<p><b>2. Section 8.5.6.1</b></p>	<p>Front Building Setback: 8' Minimum 15' Maximum</p>	<p>132'-1" Maximum (Building)</p>	<p>Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.</p>
<p><b>3. Section 8.5.6.1</b></p>	<p>Building Height (Max): 3 Stories (Max 38')</p>	<p>6 Stories (69' – 11") 5 Floors over parking garage (60'-11" from street grade)</p>	<p>Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.</p>
<p><b>4. Section 8.5.6.2</b></p>	<p>Building Orientation. Buildings shall be placed on the site to define the edges of streets and public spaces, constructed to be parallel to the street or public space. Multiple buildings on single lots are permitted. Where multiple buildings exist, to the extent practicable they shall be arranged to form a grid-like pattern</p>	<p>The existing lot has frontages on both Main Street and Myrtle Street. The proposed building mainly follows Main Street and varies in depth from the front property line.</p>	<p>Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.</p>
<p><b>5. Section 8.5.6.7</b></p>	<p>Height may be increased up to 48 feet through a Special Permit by the Planning Board and in accordance with Section 9.3 to allow for architectural features that add to the building design and which shall not</p>	<p>6 Stories (69' – 11") 5 Floors over parking garage (60'-11" from street grade)</p>	<p>Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.</p>

	increase additional living space. Examples of such features include a pinnacle, cupola, a clock tower, a terrace, observation area, and the like		
<b>6. Section 8.5.6.9</b>	A fourth (4) story may be added to a building through a Special Permit by the Planning Board in accordance with Section 9.3.	6 Stories (69' – 11") 5 Floors over parking garage (60'-11" from street grade)	Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.
<b>7. Section 8.5.6.10</b>	A fourth (4) story may be added to a building through a Special Permit by the Planning Board in accordance with Section 9.3.	6 Stories (69' – 11") 5 Floors over parking garage (60'-11" from street grade)	Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.
<b>8. Section 8.5.8</b>	General Regulations. The Town of Ashland Design Review Guidelines (dated 2015 or the most recent edition), adopted by the Planning Board pursuant to the authority granted hereunder, available from the Town of Ashland Planning Department, shall guide the implementation of the standards of this section. All New signs will follow the sign requirements of the commercial "B" zones as noted in Sec 5.3." of this Zoning by/law.		Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.
<b>9. Section 8.5.10.5</b>	No driveway or parking lot shall be placed in the portion of a lot that is directly in front of a building as seen from a street, whether or not the building is located on the same lot as the driveway or parking lot, except that a driveway and parking lot may be placed in the front of a building that is located in the rear of another building when viewed from a street.	A small portion of the total parking is proposed in a parking area at the front of the building.	Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.
<b>10. Section 5.4.2</b>	Buffering Between Residential and Nonresidential Uses.	The site will contain a non-residential use and abuts a residential zone and use. The site is	Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.

		surrounded by wooded areas that will remain untouched as part of this project.	
<b>11. Section 5.4.3</b>	Buffer Areas	The site abuts a residential zone and residential use to the southern property line. The site is surrounded by wooded areas that will remain untouched as part of this project. Additional plantings along the street frontage will be proposed along the street frontage.	Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.
<b>12. Section 5.4.4</b>	Parking areas containing eight (8) or more spaces shall contain or be bordered by at least one (1) tree per eight (8) spaces. Such trees shall be in any case not further than five (5) feet from the parking cell.	Internal landscaping near parking areas will be provided wherever practicable.	Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.
<b>13. Section 5.4.7</b>	Special Permit to authorize a reduction in authorized plantings.	Waiver requested from Special Permit and all applicable Special Permit requirements under this section.	Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.
<b>14. Section 8.5.11</b>	Building Design Standards	The proposed design conforms to many provisions in this section, but does not conform perfectly to all of them due the varied nature of the architectural forms and buildings. More specifically, and as submitted to the Zoning Board of Appeals, the Applicant specifically requests a waiver from 8.5.11.1, 8.5.11.2a, 8.5.11.3, 8.5.11.4a, 8.5.11.4b and 8.5.11.4c. as set forth in Addendum 1.	Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision and as set forth in Addendum 1.
<b>15. Section 5.1.4.2</b>	There shall be not more than one (1) entrance and one (1) exit from such lots per two hundred (200) feet of street frontage or fraction thereof. If necessary, to meet this requirement, uses shall arrange for shared egress.	This project proposes two parking areas each with an entrance and exit.	Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.
<b>16. Section 5.1.7</b>	Special Permit for reduction in Parking	The project proposes 362 parking stalls. A waiver is requested from the Special Permit requirement.	Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.
<b>17. Section 5.3.12</b>	Signage in Downtown Commercial Districts (ADD and CD)	A free-standing sign may not be higher than 15', only 1 free-standing sign is allowed, and only one sign may be attached to a building	Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.

		per establishment and it can be no more than 50 Square Feet.	
<b>18. Section 5.7.3</b>	Erosion Control	There are existing slopes onsite that are in excess of horizontal of three (3) and a vertical of one (1) slope.  A waiver is required to allow work on these slopes and waive the Special Permit requirement.	Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.
<b>19. Section 5.8</b>	Site Alteration Special Permit	Waiver requested from Site Alteration Special Permit and all applicable Site Alteration Special Permit requirements under this section.	Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.
<b>20. Section 9</b>	Administration and Procedures	Waiver requested from Site Plan Review and all applicable Site Plan Review requirements under this section.	Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.
<b>21. Section 9</b>	Administration and Procedures	Waiver requested from Special Permit and all applicable Special Permit requirements under this section.	Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.
<b>22. Section 9</b>	Administration and Procedures	Waiver requested from Design Plan Review and all applicable Design Plan Review requirements under this section.	Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.

<b>WAIVERS STORMWATER MANAGEMENT AND ILLICIT DISCHARGES AND CONNECTION OF THE TOWN OF ASHLAND (Chapter 247)</b>			
<b>LOCAL REGULATION</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>	<b>ZONING BOARD'S DECISION</b>
<b>23. Chapter 247 Stormwater Management and Illicit Discharges and Connections</b>		The Applicant is requesting a waiver from the entirety of Chapter 247. However, the Applicant will agree, as a Condition to the Comprehensive Permit, to comply with Article II and can be required to submit an Illicit Discharge Statement as an Exhibit to the Notice of Intent. Also, as a condition to the Comprehensive Permit, that Applicant will agree to all requirements relating to Chapter 247 as enumerated in Waiver list Addendum 2. All sections and subsections to Chapter 247 are explicitly waived unless stipulated in the Comprehensive Permit as enumerated in Addendum 2.	Granted as to procedures only. The Ashland Zoning Board will act on all local permits and approvals. The project shall comply with applicable DEP Stormwater Management regulations. The applicant shall also apply for a Notice of Intent with the Conservation Commission under the MA WPA. The applicant shall comply with all non-procedural, substantive applicable requirements as set forth in Addendum 2.

**WAIVERS FROM WETLANDS PROTECTION BYLAW AND REGULATIONS OF THE TOWN OF ASHLAND (Chapter 280 & Chapter 348)**

<b>LOCAL REGULATION</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>	<b>ZONING BOARD'S DECISION</b>
<p><b>24. § 280-1.</b></p>	<p>Purpose &amp; Resource Area Values. The Bylaw includes additional resource area values of erosion and sedimentation control, water quality, agriculture, and aquaculture.</p>	<p>Waiver requested from these additional waivers and that the project be subject to the resource area values identified within the MA Wetlands Protection Act (WPA).</p>	<p>Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.</p>
<p><b>25. § 280-2.</b></p>	<p>Statutory Authority. The Bylaw protects the resource areas under the MA WPA to a greater degree, protects additional resource areas beyond the Act recognized by the Town as significant, protects all resource areas for their additional values beyond those recognized in the Act, and imposes in local regulations and permits additional standards and procedures stricter than those of the Act and associated regulations (310 CMR 10.00).</p>	<p>Waiver requested from protection of resource areas under the MA WPA to a greater degree, to protect additional resource areas beyond those identified in the WPA, and to protect resource areas for their additional values beyond those in the WPA.</p>	<p>Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.</p>
<p><b>26. § 280-4.B.</b></p>	<p>Maintain a 25' No Disturb Zone (NDZ) around protected wetland resources.</p>	<p>Waiver requested from requirement to maintain a 25' NDZ.</p>	<p>Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.</p>
<p><b>27. § 280-7.</b></p>	<p>Prohibitions. No work or disturbance, including but not limited to grading and vegetation removal, shall be permitted within 25 feet of any resource area.</p>	<p>Waiver requested from local limitations for work within 25 feet of any resource area.</p>	<p>Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.</p>

<p><b>28. § 280-9.</b></p>	<p>Administration. Written application shall be filed with the Conservation Commission to perform activities affecting resource areas protected by this bylaw...No activities shall commence without receiving and complying with a permit issued pursuant to this bylaw.</p>	<p>The Applicant requests a waiver for filing permit applications solely for this Bylaw.</p>	<p>Granted.</p>
<p><b>29. § 280-9.</b></p>	<p>Administration. Any person filing a permit application with the Conservation Commission shall give written notice by certified mail (return receipt requested) to all abutters at their mailing addresses shown on the most recent applicable tax list of the assessors.</p>	<p>The Applicant requests a waiver from mailing notices via certified mail.</p>	<p>Granted.</p>
<p><b>30. § 280-9.</b></p>	<p>Administration. In order for an application to be considered complete, the Commission must have approved the delineation of resource areas affecting the proposed project within three years of the submittal date through the issuance of an Order of Resource Area Delineation (ORAD).</p>	<p>The Applicant requests a waiver from the three year requirement for an ORAD.</p>	<p>Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.</p>
<p><b>31. § 280-10.</b></p>	<p>Regulations. The Commission is promulgating rules and regulations to effectuate the purposes of this Bylaw.</p>	<p>The Applicant will be filing a Notice of Intent under the MA WPA.</p>	<p>Granted. The applicant shall apply for a Notice of Intent with the Conservation Commission under the MA WPA.</p>
<p><b>32. § 280-12.</b></p>	<p>Surety. Methods of surety required by the Conservation Commission include A.) a proper bond, deposit of money, or negotiable securities, or B). Conservation Restriction.</p>	<p>The Applicant requests a waiver from the surety requirements.</p>	<p>Granted.</p>

<p><b>33. § 280-13.</b></p>	<p>Con Com review of Applications</p>	<p>The Applicant requests a waiver from the any reference to review of the Application under "this bylaw".</p>	<p>Granted.</p>
<p><b>34. § 348-1.</b></p>	<p>General Provisions. Purpose &amp; Resource Area Values. The Regulations include additional resource area values of erosion and sedimentation control, water quality, agriculture, and aquaculture.</p>	<p>Waiver requested from these additional waivers and that the project be subject to the resource area values identified within the MA WPA.</p>	<p>Granted.</p>
<p><b>35. § 348-3.B.</b></p>	<p>Protection of Buffer Zones.</p>	<p>The Applicant requests a waiver from the presumption of significance for the Buffer Zone and the performance standards for the 25' NDZ and 100' Buffer Zone.</p>	<p>Granted.</p>
<p><b>36. § 348-4.</b></p>	<p>Rules for hiring outside consultants. Bylaw Review.</p>	<p>The Applicant requests a waiver for the Conservation Commission to hire outside consultants for review of the Bylaw (Ch. 280) and Regulations (Ch. 348) requirements for the Notice of Intent to be filed.</p>	<p>Granted.</p>
<p><b>37. § 348-4.</b></p>	<p>Rules for hiring outside consultants. Failure by the applicant to pay the consultant fee specified by the Commission within ten (10) business days of the request for payment may be a basis for the Commission to deny the permit application for lack of information.</p>	<p>The Applicant requests a waiver for the ten (10) day requirement.</p>	<p>Granted.</p>

**WAIVERS FROM ZONING BYLAW OF THE TOWN OF ASHLAND (Chapter 282) continued.**

LOCAL REGULATION	REQUIREMENT	PROPOSED	ZONING BOARD'S DECISION
<p><b>38. Chapter 343 Stormwater Management Regulations</b></p>		<p>Waiver requested from Stormwater Management Regulations and the entirety of Chapter 343.  However, the Applicant will agree, as a Condition to the Comprehensive Permit, to comply with the requirements relating to Chapter 343 as enumerated in Waiver list Addendum 3. All sections and subsections to Chapter 343 are explicitly waived unless stipulated in the Decision as enumerated in Addendum 3.</p>	<p>Granted as to procedures only. The Ashland Zoning Board will act on all local permits and approvals. The project shall comply with DEP Stormwater Management regulations. The applicant shall also apply for a Notice of Intent with the Conservation Commission under the MA WPA. The applicant shall comply with all non-procedural, substantive applicable requirements as set forth in Addendum 3.</p>

**WAIVERS FROM ZONING BYLAW OF THE TOWN OF ASHLAND (Chapter 282) continued.**

LOCAL REGULATION	REQUIREMENT	PROPOSED	ZONING BOARD'S DECISION
<p><b>41. Section 8.1.4</b></p>	<p>Special Permit application required for projects within the Floodplain Overlay District.</p>	<p>Waiver requested from Special Permit and all applicable Special Permit requirements under this section.</p>	<p>Granted subject to material compliance with the Plans and the approved Final Site Plans as outlined in the Decision.</p>

## ADDENDUM 1

8.5.11.1 – WHILE THE PROJECT'S MASSING AND OVERALL STYLE IS CONSISTENT WITH THE EXISTING MILL BUILDING(S), ITS HEIGHT COULD BE CONSIDERED DISSIMILAR. EFFORTS WERE MADE TO INCREASE FRONT YARD SETBACKS AND IMPLEMENT "PULL BACKS" AT TOP FLOOR TO REDUCE IMPACT. WAIVER REQUESTED AND GRANTED.

8.5.11.2A – VERTICAL MASSING BREAKS, INCLUDING STEPS IN FACADE AND CHANGES IN MATERIALS, OCCUR AROUND THE PROJECT AND HAVE BEEN LOCATED AS DEEMED APPROPRIATE FOR SCALE AND MASSING, HOWEVER SOME EXCEED THE MIN 45' REQUIREMENT. WAIVER REQUESTED AND GRANTED.

8.5.11.2B.I, 8.5.11.2B.II – THE FRONT FACADES HAVE BEEN DESIGNED WITH CLASSICAL ORGANIZATIONAL COMPONENTS, INCLUDING A BUILDING BASE, MIDDLE AND TOP. THE BASE IS ARTICULATED WITH A VARIATION IN COLOR AND/ OR FACADE PATTERN FOR VISUAL INTEREST AT A HUMAN SCALE. AN ORNAMENTAL HORIZONTAL BANDING ESTABLISHES A 2ND FLOOR DATUM AND MARRIES IN WITH CABLE-SUPPORTED BALCONIES IN SOME AREAS. NO WAIVER REQUESTED.

8.5.11.2B.III – THE BUILDING CONTAINS A PRONOUNCED 'TOP' WHICH DIFFERS FROM THE BASE AND MIDDLE. THE TOP IS ARTICULATED WITH A VERTICAL SIDING WITH A DEEP CORNICE EXPRESSION. NO WAIVER REQUESTED.

8.5.11.2B.IV - BASE MATERIALS ARE MASONRY BRICK, WHILE MIDDLE AND TOP MATERIALS ARE SIMILAR AND/OR LIGHTER IN MATERIALITY AND/ OR COLOR. NO WAIVER REQUESTED.

8.5.11.3 WINDOW CASINGS - ARE MORE CONTEMPORARY IN NATURE AND NOT CONSISTENT WITH HISTORIC STYLES AND SIZES. WAIVER REQUESTED AND GRANTED.

8.5.11.4A, 8.5.11.4B – WHILE THE BUILDING DOES NOT HAVE ANY OF THE REQUESTED ROOF STYLES, ONE COULD ARGUE THAT THE TOP FLOOR IS IN SPIRIT WITH THE REQUIREMENT AND SUGGESTS AN INTERPRETATION OF A SHALLOW MANSARD USING THE PROPOSED VERTICAL BOARD + BATTEN DETAILING. WAIVER REQUESTED AND GRANTED.

8.5.11.4C – THE OWNER/ ARCHITECT TEAM WORKED CLOSELY WITH THE TOWNS' DESIGN REVIEW COMMITTEE TO COME UP WITH A DESIGN THAT WAS CONTEXTUALLY APPROPRIATE IN ITS MASSING AND DETAILING APPROACH. FLAT ROOFS SHALL BE GRANTED BY SPECIAL PERMIT. COMPREHENSIVE PERMIT SUBSUMES APPROVALS OTHERWISE SUBJECT TO SPECIAL PERMIT AND THEREFORE NO WAIVER IS NECESSARY.

8.5.11.5 – BUILDING HAS BEEN DESIGNED WITH MASSING COMPONENTS AND CONTEMPORARY DESIGN FEATURES IN SPIRIT OF THIS REQUIREMENT. NO WAIVER REQUESTED.

## ADDENDUM 2

The following provisions within Section 247 of the Ashland Stormwater Management and Illicit Discharges and Connections bylaw will be included as conditions in the Comprehensive Permit:

**Application.** To obtain approval for this project ~~subject to the provisions of this bylaw~~, the applicant shall submit a stormwater management plan and an operation and maintenance plan prepared, stamped and signed by a civil engineer registered in Massachusetts, a registered land surveyor, a Massachusetts licensed soil evaluator, a certified professional in erosion and sediment control, a certified professional in stormwater quality, or other person who can satisfactorily demonstrate to the issuing authority proficiency in the field of stormwater management as appropriate to the scope of the project. ~~that applies with the requirements set forth herein and in the regulations adopted pursuant to this bylaw.~~ The operation and maintenance plan (O&M plan) shall be designed to ensure compliance with the Massachusetts Wetlands Protection Act, and that the Massachusetts Surface Water Quality Standards.

314 CMR 4.00 are met in all seasons and throughout the life of the system. The O&M plan shall remain on file with the Commission, the Planning Board, the Department of Public Works and the Town Engineer or the Town's engineering consultant, and shall be an ongoing requirement. ~~The O&M plan shall meet the criteria set forth in the regulations adopted pursuant to this bylaw.~~ The plans shall fully describe the project in drawings, narrative, and calculations.

### **Findings and conditions of approval.**

B. As part of its Notice of Intent, The Applicant will demonstrate compliance with all applicable federal, state and local regulations and guidelines, including but not limited to the Stormwater Management Handbook as it may be amended, has been demonstrated.

D. On redevelopment applications, the Commission may not require strict adherence to the performance standards or requirements based on the conditions, degree or size of the project.

E. Prior to commencement of any land-disturbing activity, the applicant shall record the ~~Permit~~ Order of Conditions with the Registry of Deeds or Registry District of the Land Court, and shall submit to the Commission written proof of such recording.

F. At completion of the project, the owner shall request in writing a notice of completion and submit as-built record drawings of all stormwater controls, treatment, best management

practices and associated grading required for the site. The as-built drawing shall show deviations from the approved plans, if any, and shall be certified by a qualified professional registered in Massachusetts of equal or greater qualifications to the qualified professional submitting the original certified plans approved by the Commission.

**Illicit Discharge Statement:**

The Applicant will be required to submit an Illicit Discharge Statement as an Exhibit to the Notice of Intent to the Ashland Conservation Commission.

### ADDENDUM 3

The following provisions within Chapter 343 ("Stormwater Management") will be included as conditions in the Comprehensive Permit:

#### **Engineering and Consultant Reviews and Fees**

The Conservation Commission is authorized to require an Applicant to pay a fee for the reasonable costs and expenses for specific expert engineering and other consultant services to review the *Notice of Intent and associated exhibits* deemed necessary by the Commission to reach a final decision on the application.

#### **Submission of an Application (1)**

Seven (7) complete copies of the application (one [1] full size copy of all plan sheets and six [6] reduced size copies of all plan sheets), the required fees and proof that the applicant does not have any outstanding tax liability with the Town shall be submitted to the office of the Commission during normal business hours. The Commission staff will file a copy with the Town Clerk who will certify the date and time of filing. The Commission staff may request additional copies. The Applicant may request and shall be entitled to a receipt for the materials submitted.

Information submitted after the initial filing of the application as described above will be accepted and the public hearing may be continued at the discretion of the Commission to allow time to review the new material. The number of copies of the additional materials required shall be at the discretion of the Commission. The public hearing may be continued, at the discretion of the Commission, to allow time for review of the new material. Questions concerning this process should be directed to the Commission staff.

- (1) Application' will mean a Notice of Intent filing and supplemental stormwater management information agreed upon within this document.

#### **Application Form**

All plan sheets and engineering calculations shall bear the seal and/or signature of a Qualified Professional as appropriate to the data.

Entry - Filing an application for an SMP grants the Commission, or its agent, permission to enter the site to verify the information in the application and to inspect for compliance with the resulting SMP.

## Application Contents

A complete Application for an SMP shall include the following items listed below ~~and other items required by these Regulations.~~ 'Application' will mean a Notice of Intent filing and supplemental stormwater management information agreed upon within this document.

- ~~A completed Application Form with original signatures of all owners;~~
- A list of abutters;
- Payment of the application and review fees;
- Inspection and Maintenance agreements;
- Other Permits, Approvals and Variances.
- List and copies of variances, special permits, and other permits previously issued by other Town boards or departments, State and Federal agencies, and a list of any variances or permits required to complete the proposed work, as well as a town treasurer's certification that the applicant has no outstanding tax liabilities with the town.
- Recorded Plans and Deeds: A copy of the most recently recorded plan(s) and deed(s) for the lot(s) on which the work will take place bearing the book number(s), page number(s), and date(s) of recording(s) or registration(s).
- Locus Plan: A locus plan at a scale appropriate for the proposed project showing the area within a 1/2 mile radius of the site, Zoning Districts and property boundary lines, surface water bodies, wetlands, existing and future planned public wells, private wells, major roadways and other landmarks.
- Site Composite Plan: One or more plan sheets with a detailed legend for all symbols used, and a detailed site data table for all relevant dimensional information, showing the following:
  - Wellhead Protection Zone(s) in which the site and lot are located, if any;
  - Total lot area and areas of Floodplain District (Section 282-36 of the Code of the Town of Ashland) and Wetlands on the lot (in percent and square feet);
  - Existing/Proposed areas (in percent and square feet) of impervious cover, open space, undisturbed open space with such areas clearly delineated on plan. Limits of clearance and disturbance as it will be staked and marked in the field for construction purposes;
  - Natural Features, including surface water bodies, wetlands, land within the Floodplain District, natural drainage courses, ledge outcropping, vegetation, soils;
  - Existing and proposed structures and impervious cover;
  - Pre- and post-development topography in two (2) foot contours, or as appropriate to the proposed development, with reference to the NAVD 88;
- Reference of location of nearest public wells, and known private wells on abutting properties with distance and direction to them;

- Stormwater management, showing the location and elevations of the various features of the site stormwater management system;
  - Erosion, sedimentation and siltation control devices to be utilized during construction, and Existing/proposed water supply on site, if any.
  - Construction Detail Sheet: Construction details for entire site drainage and management including: pipe sizes; catch basins; manholes; detention/retention ponds with lining, vegetation and overflow structure; leaching facilities; floor drains; diversion boxes; slide gates; etc. Sedimentation, siltation, and erosion control devices. Details of tanks, containment structures, vapor recovery systems as applicable and of any other pollution control/prevention devices.
  - Drainage Calculations, Treatment of Runoff: Storm drainage runoff calculations and description of proposed surface runoff renovation concept. The calculations must be based on a recognized standard method (rational formula or Soil Conservation Service (SCS) method) and must contain a written summary explaining the rationale of the design approach. Full documentation is required including charts, tables, diagrams and the name/type of computer software application used.
  - Earth Removal/Fill Calculations: Calculations for determining the volume of earth to be removed from or introduced to the site with full documentation of calculations including reference of method used. The source and description of the fill material to be used. A written summary is required.
  - Land Use description: Detailed and specific description of existing and proposed land use(s) understandable by a lay person.
  - Emergency Response Plan: If deemed necessary by the Commission, a complete Emergency Response Plan with profile of events that could adversely affect the groundwater or surface water. Location of emergency response equipment stored on site and list of equipment shall be included. A plan to educate employees on the general concept of stormwater management and groundwater protection, and to train employees for the specific events expected to be incurred during an emergency situation on the site shall be included.
  - Stormwater Management Plan Contents: The application for an SMP shall include the submittal of a Stormwater Management Plan to the Conservation Commission. This Stormwater Management Plan shall contain sufficient information for the Conservation Commission to evaluate the environmental impact, effectiveness, and acceptability of the measures proposed by the applicant for reducing adverse impacts from stormwater runoff. ~~This plan shall be in accordance with the criteria established in these regulations and must be submitted with the stamp and signature of a Qualified Professional.~~
  - The Stormwater and Erosion Plan shall ensure that the Massachusetts Surface Water Quality Standards (314 CMR 4.00) are met in all seasons. Refer to the latest version of the Massachusetts Erosion & Sediment Control Guidelines for Urban & Suburban Areas, for detailed guidance. The Stormwater Management Plan shall fully describe the project in drawings, narrative, and calculations.
- The Stormwater Management Plan shall include:**
1. Contact Information. The name, address, and telephone number of all persons having a legal interest in the property and the tax reference number and parcel number of the property or properties affected;
  2. A locus map, north arrow, map scale;
  3. The existing zoning, and land use at the site;
  4. The proposed land use;

5. The location(s) of existing and proposed property lines and easements;
6. The location of existing and proposed utilities, roads, Scenic Roads, structures and other impervious areas;
7. The site's existing and proposed topography, including existing and proposed slopes with contours at 2 foot intervals;
8. The existing site hydrology;
9. A description and delineation of existing stormwater conveyances, impoundments, and wetlands on or adjacent to the site or into which stormwater flows;
10. A delineation of 100-year floodplains, if applicable;
11. ~~Estimated seasonal high groundwater elevation in areas to be used for stormwater retention, detention, or infiltration;~~
12. A drainage area map showing pre- and post-construction watershed boundaries, drainage area and stormwater flow paths, including municipal drainage system flows;
13. A description and drawings of all components of the proposed stormwater management and erosion control systems including:
  - (a) ~~Locations, cross sections, and profiles of all brooks, streams, drainage swales and their method of stabilization;~~
  - (b) ~~Detailed drawings, structural details, materials to be used, construction specifications, and design elevations of all temporary and permanent stormwater, erosion and sediment control structures and devices;~~
  - (c) Narrative that includes a discussion of each measure, its purpose, its construction sequence and installation timing as they relate to soil disturbance;
  - (d) A plan showing areas of vegetation alteration, soil disturbance and areas of cut and fill;
  - (e) The project's phases as they relate to vegetation alteration, soil disturbance, cut and fill, including protected designated stockpile locations with a tabulated sequence of construction and construction schedule, including earthworks;
  - (f) Proposed schedule for the inspection and maintenance of erosion control measures for the project throughout the construction period;
  - (g) Name and 24hr/7day contact information of the person responsible for the site's development;
  - (h) ~~The structural details for all components of the proposed drainage systems;~~
  - (i) Notes on drawings specifying materials to be used, ~~construction specifications~~, and expected hydrology with supporting calculations;
  - (j) Proposed improvements including location of buildings or other structures, impervious surfaces, and drainage facilities, if applicable;
  - (k) ~~Any other information requested by the Conservation Commission.~~
14. Hydrologic and hydraulic design calculations for the pre-development and post development conditions for the design storms specified in this Regulation. Such calculations shall use the NOAA Atlas 14 precipitation data, or more current precipitation data as approved by the Conservation Commission, and shall include:
  - 1) Description of the design storm frequency, intensity and duration;
  - 2) Time of concentration;
  - 3) Soil Runoff Curve Number (RCN) based on land use and soil hydrologic group;
  - 4) Peak runoff rates and total runoff volumes for each watershed area;

- 5) Information on construction measures used to maintain the infiltration capacity of the soil where any kind of infiltration is proposed;
- 6) Infiltration rates, where applicable;
- 7) Culvert capacities;
- 8) Flow velocities;
- 9) Data on the increase in rate and volume of runoff for the specified design storms;
- 10) Documentation of sources for all computation methods and field test results;
- 11) Post-development downstream analysis if deemed necessary by the Conservation Commission;
- 12) ~~Soils information from test pits performed at the location of proposed stormwater management facilities, including but not limited to soil descriptions, depth to seasonal high groundwater, depth to bedrock, and percolation rates. Soils information will be based on site test pits logged by a Massachusetts Registered Soil Evaluator, or a Massachusetts Registered Professional Engineer, and~~
- 13) Landscaping plan describing the woody and herbaceous vegetative stabilization and management techniques to be used within and adjacent to the stormwater practice.

**Operation and Maintenance Plan Contents:**

An Operation and Maintenance Plan (O&M Plan) is required at the time of application for all projects. The Plan shall be designed to ensure compliance with the SMP, ~~this Bylaw~~ and that the Massachusetts Surface Water Quality Standards, 314 CMR 4.00, are met throughout the life of the system. The Operation and Maintenance Plan shall remain on file with the Commission and shall be an ongoing requirement

**The O&M Plan shall include:**

- a) The name(s) of the owner(s) for all components of the system;
- b) Name and 24hr/7day contact information of the person responsible for the site's O&M Plan;
- c) A map showing the location of the systems and facilities including catch basins, manholes/access lids, main, and stormwater devices;
- d) Maintenance agreements that specify:
  - (1) The names and addresses of the person(s) responsible for operation and maintenance;
  - (2) The person(s) responsible for financing maintenance and emergency repairs;
  - (3) An Inspection and Maintenance Schedule for all stormwater and erosion control management facilities including routine and non-routine maintenance tasks to be performed;
  - (4) A list of easements with the purpose and location of each;
  - (5) The signature(s) of the owner(s), and
  - (6) An Inspection and Maintenance Schedule log sheet shall be created at commencement of construction. The log sheets shall be maintained and filled out whenever inspection or maintenance is performed, and the log sheets shall be made available for inspection upon request;
- e) Stormwater Management Easement(s) - Stormwater management easements shall be provided by the property owner(s) as necessary for:
  - (1) Access for facility inspections and maintenance;

- (2) Preservation of stormwater runoff conveyance, infiltration, and detention areas and facilities, including flood routes for the 100-year storm event, and
- (3) Direct maintenance access by heavy equipment to structures requiring regular maintenance;
- f) The purpose of each easement shall be specified in the maintenance agreement signed by the property owner;
- g) Stormwater management easements are required for all areas used for off-site stormwater control, unless a waiver is granted by the Commission;
- h) Easements shall be recorded with the Middlesex County Registry of Deeds prior to issuance of a Notice of Completion by the Commission;
- i) An Emergency Spill Response Plan shall be created for all sites that store hazardous materials during construction and/or post-development;

#### **Changes to Operation and Maintenance Plans**

- a) The owner(s) of the stormwater management system must notify the Commission of changes in ownership or assignment of financial responsibility, and
- b) The maintenance schedule in the Maintenance Agreement may be amended to achieve the purposes of this Regulation by mutual agreement of the Commission and the Responsible Parties. Amendments must be in writing and signed by all Responsible Parties. Responsible Parties shall include owner(s), persons with financial responsibility and person with operational responsibility.

#### **Post-development stormwater management criteria.**

At a minimum all projects shall comply with the performance standards of the most recent version of Massachusetts Department of Environmental Protection (DEP) Stormwater Management Standards, as well as the following:

~~No Untreated Discharges—All stormwater runoff generated from land development and land use conversion activities shall not discharge untreated stormwater runoff directly to a wetland, local water body, municipal drainage system, or abutting property, without adequate treatment.~~

~~Channel Protection - Protection of channels from bank and bed erosion and degradation shall be provided by controlling the peak discharge rate from the 2-year storm event to the pre-development rate as required by the MA DEP Stormwater Management Standards.~~

~~Overbank Flooding Protection - Downstream overbank flood and property protection shall be provided by attenuating the post-development peak discharge rate to the pre-development rate for the 10-year, 24-hour return frequency storm event as required by the MA DEP Stormwater Management Standards.~~

~~Extreme Flooding Protection - Extreme flooding and public safety protection shall be provided by evaluating the 100-year, 24-hour return frequency storm event to demonstrate no increased flooding impacts off-site, as required by the MA DEP Stormwater Management Standards.~~

~~Recharge—Annual groundwater recharge rates shall be maintained, by promoting infiltration through the use of structural and non-structural methods. At a minimum, annual recharge from the post-development site shall mimic the annual recharge from pre-development site conditions.~~

Structural Practices for Water Quality - Presumed Compliance with Massachusetts Water Quality Standards All structural stormwater management facilities shall be selected and designed using the appropriate criteria from the most recent version of the Massachusetts DEP Stormwater Management Manual.

~~Applicants are encouraged to meet water quality standards through the use of low impact techniques such as bio-retention cells, vegetated filter strips and porous surfaces. For structural stormwater controls not included in the Massachusetts Stormwater Management Manual, or for which pollutant removal rates have not been previously documented by prior applicants, the applicant must document the effectiveness and pollutant removal of the structural control by providing scientific studies, literature reviews, or other citations deemed acceptable by the Commission, in order to receive approval from the Commission before including such techniques in the design of a stormwater management system.~~

~~Structural best management practices (BMPs) must be designed to remove 80% of the average annual post-development total suspended solids (TSS) and 40% for total phosphorus (TP), and 30% for total nitrogen (TN). It is presumed that a BMP complies with this performance goal if it is:~~

- ~~a) Sized to capture the prescribed water quality volume;~~
- ~~b) Designed according to the specific performance criteria outlined in the Massachusetts Stormwater Management Manual;~~
- ~~c) Constructed properly; and~~
- ~~d) Maintained regularly.~~

~~Sensitive Areas - Stormwater discharges to critical areas with sensitive resources (i.e., swimming areas, aquifer recharge areas, water supply reservoirs, vernal pools) may be subject to additional criteria, or may need to utilize or restrict certain stormwater management practices at the discretion of the Conservation Commission.~~

~~Hotspots - Stormwater discharges from land uses or activities with higher potential pollutant loadings, known as "hotspots", such as auto salvage yards, auto fueling facilities, fleet storage yards, commercial parking lots with high intensity use, road salt storage areas, commercial nurseries and landscaping, outdoor storage and loading areas of hazardous substances, or marinas, as defined in the most recent version of the MA DEP Stormwater Management Manual or superseding manual require the use of specific stormwater management BMPs as specified in the most recent version of the MA DEP Stormwater Management Manual or superseding manual. The use of infiltration practices without pretreatment is prohibited.~~

#### **Project Completion**

~~At completion of the project the permittee shall submit as-built record drawings of all structural stormwater controls and treatment best management practices required for the site as required by these Regulations. The as-built drawing shall show deviations from the approved plans, if any, include a narrative of said deviations, and be certified by a Qualified Professional. If a NPDES construction site filing was required, at the completion of the project a copy of the Notice of Termination of NPDES coverage shall be submitted to the Commission.~~

