

NOTICE OF INTENT

THE SANCTUARY AT ASHLAND MILLS 10-50 Main Street Ashland, Massachusetts



SUBMITTED TO:

Town of Ashland
Conservation Commission
101 Main Street
Ashland, Massachusetts 01721

PREPARED FOR:

SLV Ashland, LLC
257 Hillside Avenue
Needham, Massachusetts 02494

PREPARED BY:

Lucas Environmental, LLC
500A Washington Street
Quincy, Massachusetts 02169

IN ASSOCIATION WITH:

Bohler Engineering
Feldman Geospatial
EMBARC



500A Washington Street, Quincy, MA 02169

January 30, 2026

Town of Ashland
Conservation Commission
101 Main Street
Ashland, Massachusetts 01721

Re: Notice of Intent – The Sanctuary at Ashland Mills
Chapter 40B Multi-Unit Residential Building Redevelopment
10-50 Main Street
Ashland, MA

Members of the Ashland Conservation Commission:

On behalf of the Applicant, SLV Ashland, LLC, and in association with Bohler Engineering and the project design team, Lucas Environmental, LLC (LE) is pleased to submit this Notice of Intent (NOI) for the proposed apartment community (“The Sanctuary at Ashland Mills”) located at 10-50 Main Street in Ashland, Massachusetts. The Applicant proposes to redevelop an existing and degraded historical Mill Site (the “property”). The proposed project involves the construction of a multi-unit residential building with associate site improvements submitted in accordance with the general requirements of Massachusetts General Laws, Chapter 40 (M.G.L. Chapter 40B). The proposed design features dedicated parking, handicap parking, and open space for the residential community, a non-residential building with a public plaza, landscaping, stormwater management components, and associated site utilities.

The redevelopment is located on a site with confirmed wetland resource boundaries as established by the Order of Resource Area Delineation (ORAD), MassDEP File Number #095-948, originally issued on November 17, 2020. This ORAD has been formally extended and is currently valid until November 17, 2026.

Redevelopment of the property is located primarily within the existing, developed portions of the site, including portions of Bordering Land Subject to Flooding (BLSF), the 100-Foot Buffer Zone to Bordering Vegetated Wetlands (BVW), and the 200-Foot Riverfront Area (RFA) to the Sudbury River.

This NOI is submitted in accordance with the Massachusetts Wetlands Protection Act (WPA; M.G.L. Ch. 131, Section 40) and implementing regulations (310 CMR 10.00 et seq.).

Enclosed please find seven (7) hard copies of the NOI application. The NOI application package includes the WPA Form 3, project narrative, figures, photographic documentation, abutter information, filing fees, and a copy of the issued ORAD and associated Extension. Two (2) full-size (24x36) Site Plans and seven (7) copies of the reduced (11x17) Site Plans and Drainage Report are under separate cover, as requested. A copy of the Affidavit of Service will be provided separately prior to the Public Hearing. A link to an electronic copy of the pdf file of the NOI application and supporting documentation will be provided concurrently with this submittal. LE respectfully requests that you place this matter on your agenda for the next available Public Hearing on February 2, 2026.



500A Washington Street, Quincy, MA 02169

If you have any questions, please do not hesitate to contact me at 617.405.4140 or cml@lucasenviro.com. Thank you for your consideration in this matter.

Sincerely,
LUCAS ENVIRONMENTAL, LLC

A handwritten signature in blue ink that reads 'Christopher M. Lucas'.

Christopher M. Lucas, PWS, CWS, RPSS
Environmental Consultant/Wetland & Soil Scientist

A handwritten signature in black ink that reads 'Devon M. Taber'.

Devon M. Taber, PWS
Environmental Consultant/Senior Wetland Scientist

cc: MassDEP – Northeast Regional Office (hard copy)
Applicant: Geoffrey Engler, SLV Ashland LLC (electronic copy)
Owner: Ashland Properties LLC (electronic copy)
Design Engineer: Eric Dubrule, P.E., Bohler Engineering (electronic copy)



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SECTION I – FORMS



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Ashland

City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

10-50 Main Street

a. Street Address

Ashland

b. City/Town

01721

c. Zip Code

Latitude and Longitude:

42.256031

d. Latitude

-71.460517

e. Longitude

14

f. Assessors Map/Plat Number

128

g. Parcel /Lot Number

2. Applicant:

Geoffrey

a. First Name

Engler

b. Last Name

SLV Ashland, LLC

c. Organization

257 Hillside Avenue

d. Street Address

Needham

e. City/Town

MA

f. State

02494

g. Zip Code

617.782.2300

h. Phone Number

i. Fax Number

gengler@s-e-b.com

j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

Rich

a. First Name

Gordon

b. Last Name

Ashland Properties LLC

c. Organization

330 Hopping Brook Road

d. Street Address

Holliston

e. City/Town

MA

f. State

01746

g. Zip Code

617.719.2884

h. Phone Number

i. Fax Number

rich65@gmail.com

j. Email address

4. Representative (if any):

Christopher

a. First Name

Lucas

b. Last Name

Lucas Environmental, LLC

c. Company

500A Washington Street

d. Street Address

Quincy

e. City/Town

MA

f. State

02169

g. Zip Code

617.405.4140

h. Phone Number

617.405.4465

i. Fax Number

cml@lucasenviro.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$3,150.00

a. Total Fee Paid

\$1,562.50

b. State Fee Paid

\$1,578.50

c. City/Town Fee Paid



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Bureau of Resource Protection - Wetlands

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A. General Information (continued)

6. General Project Description:

Redevelop the existing and degraded Historic Mill Complex site, which includes the construction of a multi-unit residential building, residential parking, and associated utilities under M.G.L. Chapter 40B. Redevelopment of the property is located primarily within the existing, developed portions of the site, including portions of BLSF, the 100-Foot Buffer Zone to BVW, and the 200-Foot Riverfront Area.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other – Commercial/Residential Mixed Use

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Middlesex

a. County

57055

c. Book

b. Certificate # (if registered land)

503

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	109,810 1. square feet 20,890 3. cubic feet of flood storage lost	130,425 2. square feet 23,235 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Sudbury River - Inland 1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 166,707 square feet

4. Proposed alteration of the Riverfront Area:

<u>3,520 - Stormwater Improv</u> a. total square feet	<u>1,259 - Stormwater Improv.</u> b. square feet within 100 ft.	<u>2,261 - Stormwater Improv.</u> c. square feet between 100 ft. and 200 ft.
--	--	---

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users: Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Designated Port Areas, Land Under the Ocean, Barrier Beach, Coastal Beaches, Coastal Dunes.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Coastal Banks, Rocky Intertidal Shores, Salt Marshes, Land Under Salt Ponds, Land Containing Shellfish, Fish Runs, Land Subject to Coastal Storm Flowage.

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

August 1, 2021

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____
percentage/acreage

(b) outside Resource Area _____
percentage/acreage

2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

- (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

C. Other Applicable Standards and Requirements (cont'd)

- 4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC

- 5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 a. Yes No
- 6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 a. Yes No
- 7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 - 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 - 2. A portion of the site constitutes redevelopment
 - 3. Proprietary BMPs are included in the Stormwater Management System.
 b. No. Check why the project is exempt:
 - 1. Single-family house
 - 2. Emergency road repair
 - 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Preliminary Site Plan Documents, 40B Development "The Sanctuary at Ashland Mills"

a. Plan Title

Bohler Engineering

J.A. Kucich, P.E.

b. Prepared By

c. Signed and Stamped by

December 18, 2025

1" = 30'

d. Final Revision Date

e. Scale

Drainage Report

December 18, 2025

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

111

January 12, 2026

2. Municipal Check Number

3. Check date

112

January 12, 2026

4. State Check Number

5. Check date

SLV Ashland LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant _____
[Handwritten Signature]

3. Signature of Property Owner (if different) _____
[Handwritten Signature]

5. Signature of Representative (if any) _____
[Handwritten Signature]

2. Date _____
1-12-2026

4. Date _____
1-12-2026

6. Date _____
 January 12, 2026

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Town of Ashland, Office of Conservation

Applicant Checklist for NOI/ANRAD/ANOI

This checklist is meant as guide when preparing a permit application for a Notice of Intent, Abbreviated Notice for Resource Area Delineation, or Abbreviated Notice of Intent. This procedure is meant to accommodate for a remote meeting procedure, where applicants and attendees access the Conservation Commission hearing online via zoom.

- 1: **Application:** 2 Hard Copies to the Town of Ashland - Complete the [NOI form](#), [ANRAD form](#), or [ANOI](#) form available on the MassDEP website or online through [eDEP](#). Include 1 Stormwater Management Checklist, if applicable. **No spiral bindings, comb bindings, or equivalent.**
- 2: **Narrative:** 2 Hard Copies - Written narrative explaining existing conditions, proposed conditions, wetland resource areas on site (*: protected under the Act (310 CMR 10.02 (1) and the Bylaw (chapter 280)), the 100-foot Buffer Zone, the 25' No Disturb Zone and vernal pools
- 3: **Locus Map:** 2 Hard Copies - USGS Locus Map, clearly shows the location of the project site within a broader geographic area.
- 4: **Site Plans-** (folded) 2 (two) full-sized plans, and 2 (two) 11"x17" copies, if all details can be read. Plans must show the following:
 - Existing Conditions
 - Proposed Conditions
 - Erosion Control Barrier- where it will be installed and a detail of the barrier to be used (Haybales are strictly prohibited under the Bylaw)
 - All wetland resource areas*
 - PROPOSALS WHICH INCLUDE SEPTIC SYSTEMS:** MUST show a **10-ft buffer** around **ALL septic system components**, including (but not limited to) the leach field, tanks, septic reserve area, pump chambers/electrical components, air lines, air valves, manifolds, etc. No structures may be placed within this buffer and is enforced by the Board of Health. If violated, a Certificate of Compliance may be denied.
 - Endangered Species Habitat N/A
- 5: **Completed Wetlands Delineation Forms** N/A
 - Find the forms available [here](#), or available in Appendix A of the [2022 Wetlands Delineation Handbook](#) from MassDEP
- 6: **Application Fees** WPA Fees Only

- 7: **Wetland Fee Transmittal Form** – 1 Copy
- 8: **One check to the Commonwealth:** 1 copy, see 310 CMR 10.03 (7)(c) to determine the category. Once the category is confirmed, see 310 CMR 4.10 (8) (n)4. for the fee amount.
- 9: **One check to the Town of Ashland** for the town share of the fee under the Wetlands Protection Act. 2 copies
- 10: **A second check to the Town of Ashland** for the bylaw fee: 2 Copies (c. 348-2) N/A
- 11: **Submit your application:**
 - State:** Electronically submit the application, locus map, narrative and site plans to DEP using [eDEP](#).
 - OR, submit your application** to DEP via mail at: DEP NERO, Wetlands and Waterways, 150 Presidential Way, Woburn, MA, 01801
 - **Please note that you must submit the state filing fee to a different address.
 - Ashland Conservation Commission:** 2 Hard Copies (and digital version of the full application sent via email) of all materials, items 1-5, mailed to or dropped off at: Town of Ashland, Conservation Office, 101 Main Street, Ashland, MA, 01721.
 - Email: schrisafideis@ashlandmass.com and bsolomon@ashlandmass.com
- 12: **Submit your filing fees:**
 - State Fee:** See Step 7. Submit the state check, transmittal fee form, and photocopy of the town checks to: DEP Commonwealth Master Lock Box, P.O. Box 3982, Boston, MA, 02241
 - Ashland Conservation Commission Fee:** drop off or mail filing fees as calculated (See Steps 8 and 9) to Ashland Town Hall. If mailing, please ensure to include the Conservation Office in the 1st address line to avoid delays.
- 13. **Receive hearing date and time information** from the Conservation Agent, and receive a date and time for a pre-hearing site visit.
- 14: **Legal Notice:** The Conservation Commission posts the legal notice. The applicant will get billed by Gatehouse Media.
- 15: **Notify Abutters** within 7 business days (does not include weekends or holidays).
 - Obtain a Certified List of Abutters** from the Assessor’s Office
 - Notify abutters** (certified mailing or hand delivery only) of the hearing date and time using the Commission’s template and fill out an Affidavit of Service.
 - Mail the proof of Mailing** to the **Ashland Town Hall**, at 101 Main Street.

Note: Abutter’s Notifications must be received before the scheduled meeting date. You can drop it off in the grey box located on the side of Town Hall.
- 16: **Attend the REMOTE Meeting.**

Applicants and attendees attend the Conservation Commission Meeting **online via ZOOM**. The zoom link and meeting passcode are available on the Meeting Agenda, posted on the Town of Ashland website 48 hours before a scheduled hearing.



SECTION II – PROJECT NARRATIVE



PROJECT NARRATIVE

1.0 INTRODUCTION

On behalf of the Applicant, SLV Ashland, LLC, and in association with Bohler Engineering and the project design team, Lucas Environmental, LLC (LE) is pleased to submit this Notice of Intent (NOI) for the proposed apartment community (“The Sanctuary at Ashland Mills”) located at 10-50 Main Street in Ashland, Massachusetts. The Applicant proposes to redevelop an existing degrading historical Mill Site (the “property”). The proposed project involves the construction of a multi-unit residential building with associate site improvements submitted in accordance with the general requirements of Massachusetts General Laws, Chapter 40 (M.G.L. Chapter 40B). The proposed design features dedicated parking, handicap parking, and open space for the residential community, a non-residential building with a public plaza, landscaping, stormwater management components, and associated site utilities.

The redevelopment is located on a site with confirmed wetland resource boundaries as established by the Order of Resource Area Delineation (ORAD), MassDEP File Number #095-948, originally issued on November 17, 2020. This ORAD has been formally extended and is currently valid until November 17, 2026.

Redevelopment of the property is located primarily within the existing, developed portions of the site, including portions of Bordering Land Subject to Flooding (BLSF), the 100-Foot Buffer Zone to Bordering Vegetated Wetlands (BVW), and the 200-Foot Riverfront Area (RFA) to the Sudbury River.

This NOI is submitted in accordance with the Massachusetts Wetlands Protection Act (WPA; M.G.L. Ch. 131, Section 40) and implementing regulations (310 CMR 10.00 et seq.).

This Project Narrative describes the existing conditions, wetland resource areas, proposed design, project impacts, and regulatory compliance for work within state and local jurisdictional areas within the property.

This Project Narrative describes the work to be performed at 10-50 Main Street (Map 14, Lot 128) in Ashland, Massachusetts. The Project Narrative also describes how the project complies with the applicable requirements within the WPA.

Because the proposed project is associated with a Chapter 40B Comprehensive Permit Application, the Town of Ashland Zoning Board of Appeals (ZBA) will act on all local permits and approvals. The ZBA issued the Decision on Application for Comprehensive Permit on January 14, 2026 (date filed with Town Clerk), in which 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...*” The additional protections under the local Conservation Commission Bylaw (Chapter 280) and associated Regulations (Chapter 348) are not applicable and were waived by the ZBA, and as such, filing an NOI per Chapter 280 and 348 is not required for the project.

The Project Plans titled “*Preliminary Site Plan Documents,*” prepared by Bohler Engineering, dated February 25, 2025, and last revised December 18, 2025, are enclosed.

2.0 EXISTING CONDITIONS

The property, identified as Assessor's Map 14, Lot 128, is approximately 7.8 acres and is located east of Main Street and south of Myrtle Street with a small portion of the property falling on the western side of Concord Street (See Figure 1 – USGS Map and Figure 2 – Aerial Map). The entire developable area is disturbed and impervious, including areas with soil contamination. The site is accessed via two primary driveways, leading to parking areas located to the north and south of the building. Additional surface parking is available along Main Street in front of the Mill Complex.

The property consists of a Historic Mill Complex that has fallen into a state of degradation. The site contains an existing mill that is approximately 91,050 square feet and has a gross floor area of approximately 177,000 square feet. Over the years, the existing mill has been converted into a complex that houses several businesses. The Sudbury River is adjacent to the eastern property line, and an existing wetland resource area is located to the south of the existing developed area. The associated Buffer Zone to the jurisdictional wetland areas fall within previously developed areas on-site that are disturbed and largely impervious.

A review of the current MassGIS data layer for the Massachusetts Natural Heritage Atlas (effective August 1, 2021) under the Natural Heritage and Endangered Species Program (NHESP), indicates that no portion of the property is located within Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species. No Certified or Potential Vernal Pools under the jurisdiction of the Wetlands Protection Act Regulations (310 CMR 10.00 et seq.) or the Massachusetts Endangered Species Act (321 CMR 10.00 et seq.) occur within the Study Area (See Figure 3 – NHESP Map).

There is one waterway and waterbody within the site that is identified in the MassDEP 2022 Integrated List of Waters (305(b)/303(d)). The Sudbury River (Segment ID: MA82A-25) is identified as a Category 5 water requiring a Total Maximum Daily Load (TMDL) per the Final MassDEP 2022 Integrated List of Waters (305(b)/303(d)). Waters are listed in Category 5 if they were identified as impaired (i.e., not supporting one or more intended uses), the impairment was related to the presence of one or more “pollutants”, and the source of those pollutants was not considered to be natural. The causes of impairment in the Sudbury River from the Fruit Street bridge Hopkinton/Westborough to the inlet of Framingham Reservoir #2, Ashland are identified as mercury in fish tissue, *Escherichia coli*, and water chestnut.

Per the WPA, the property is within a Historic Mill Complex, which *means the mill complexes in, but not limited to, Holyoke, Taunton, Fitchburg, Haverhill, Methuen, and Medford in existence prior to 1946 and situated landward of the waterside facade of a retaining wall, building, sluiceway, or other structure existing on August 7, 1996. An historic mill complex also means any historic mill included on the Massachusetts Register of Historic Places. An historic mill complex includes only the footprint of the area that is or was occupied by interrelated buildings (manufacturing buildings, housing, utilities, parking areas, and driveways) constructed before and existing after 1946, used for any type of manufacturing or mechanical processing and including associated structures to provide water for processing, to generate water power, or for water transportation.*

The property is not located within an Area of Critical Environmental Concern (ACEC), Outstanding Resource Water (ORW), Surface Water Protection Area, Public Water Supply Watershed, Massachusetts Department (MassDEP) Wellhead Protection Area, or Watershed Protection Area.

3.0 WETLAND RESOURCE AREAS

Two (2) Professional Wetland Scientists (PWS) from LE conducted site investigation on May 3, 2024, to review site conditions and the wetland resource areas present within the property. The purpose of this investigation was to review the confirmed wetland resource boundaries as established by the ORAD, (MassDEP File Number #095-948).

Several inland wetland resource areas were identified within and adjacent to the property and include Inland Bank; BVW; Land Under Water Bodies & Waterways (LUWW); Bordering Land Subject to Flooding (BLSF); and Riverfront Area (RFA) to the Sudbury River. Under the WPA, there is a 200-Foot RFA from the Mean Annual High Water (MAHW) line/Bank and a 100-Foot Buffer Zone associated with Bank and BVW, which extends into portions of the property.

Due to the presence of wetland resources within and adjacent to the site, the proposed development is subject to permitting under the WPA. The project has been designed to minimize impacts to these resource areas to the greatest extent practicable. Although the project is being pursued under the provisions of M.G.L. c. 40B §§ 21-23 and 760 CMR 56.00 et. seq. and, is therefore exempt from any otherwise applicable Ashland Bylaws, rules and implementing regulations, the majority of the proposed project will remain outside the undisturbed 25-Foot No Disturb Zone (NDZ) to any resource areas in accordance with Chapter 280, Section 4B of the Ashland Town Code. A description of each of these features as regulated under the WPA (310 CMR 10.00) follows. The resource areas are identified on the submitted Plans prepared by Bohler Engineering.

- Inland Bank associated with a 100-Foot Buffer Zone
- BVW associated with a 100-Foot Buffer Zone
- LUWW associated with the boundary below Mean Low Water (MLW)
- BLSF associated with the mapped Zone A and Zone AE with a base flood elevation (BFE) ranging from 184.5 feet to 186 feet (NAVD 88)
- 200-Foot RFA associated with the MAHW line to Sudbury River

3.1 Inland Bank

Section 310 CMR 10.54 of the WPA defines a Bank *as the portion of the land surface which normally abuts and confines a water body. It occurs between a water body and a vegetated bordering wetland and adjacent flood plain, or, in the absence of these, it occurs between a water body and an upland. The upper boundary of a Bank is the first observable break in the slope or the mean annual flood level, whichever is lower. The lower boundary of a Bank is the mean annual low flow level.* The delineated Banks are presumed to coincide with the limits of the northern Banks of the existing canal that connects through a headwall/culvert off Main Street and MAHW to the Sudbury River, as shown on the Site Plans as approved under the ORAD associated with MassDEP File Number #095-948, issued by the Ashland Conservation Commission. There is a 100-Foot Buffer Zone from the Banks under the WPA.

3.2 Bordering Vegetated Wetlands

Section 310 CMR 10.55 of the WPA defines BVW as *freshwater wetlands which border on creeks, rivers, streams, ponds and lakes. The types of freshwater wetlands are wet meadows, marshes, swamps and bogs. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants. The boundary of Bordering Vegetated Wetlands is the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist. Wetland indicator plants are also those classified in the indicator categories of Facultative, Facultative+, Facultative Wetland-, Facultative Wetland, Facultative Wetland+, or Obligate Wetland in the National List of Plant Species That Occur in Wetlands: Massachusetts (Fish & Wildlife Service, U.S. Department of the Interior, 1988) or plants exhibiting physiological or morphological adaptations to life in saturated or inundated conditions.* The delineated areas of BVW and portions of the Bank of the Canal are shown on the Site Plans as approved under the ORAD associated with MassDEP File Number #095-948, issued by the Ashland Conservation Commission. There is a 100-Foot Buffer Zone from the limit of the Wetland Flags identified as WF#0 through WF#15.

3.3 Land Under Water Bodies & Waterways

Section 310 CMR 10.56 of the WPA defines LUWW as *the land beneath any creek, river, stream, pond or lake. Said land may be composed of organic muck or peat, fine sediments, rocks or bedrock. The physical characteristics and location of Land Under Water Bodies and Waterways specified in 310 CMR 10.56(2)(a) are critical to the protection of the interests specified in 310 CMR 10.56(1). The boundary of Land Under Water Bodies and Waterways is the mean annual low water level.* This resource area is located below the edge of Bank of the perennial stream (i.e., the Sudbury River); therefore, it is not field-delineated.

3.4 Bordering Land Subject to Flooding

Section 310 CMR 10.57(2)(a) of the WPA defines BLSF as *an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds or lakes. It extends from the banks of these waterways and water bodies; where a bordering vegetated wetland occurs, it extends from said wetland. The boundary of Bordering Land Subject to Flooding is the estimated maximum lateral extent of flood water which will theoretically result from the statistical 100-year frequency storm.*

According to the July 7, 2014, FEMA Flood Insurance Rate Map (FIRM) for Middlesex County, Massachusetts, Map Number 25017C0514F, a large portion of the property is located in both Zone A and Zone AE. Zone A is classified as an area subject to the 1% annual chance flood (100-year flood), where no base flood elevations have been determined. Zone AE is classified as the 1% annual chance flood (100-year flood) where base flood elevations have been determined – Elevations range between approximately 184.5 feet NAVD 88 (at Raymond Marchetti Street) and 186 feet NAVD 88 (at the Former Lombard Governor Dam).

The remainder of the Study Area are located in Zone X, which is classified as areas outside the 0.2% annual chance floodplain (500-year floodplain). Based on the approved ORAD and associated Plan entitled: “*Existing Conditions of #10-50 Main Street in Ashland, MA*”, prepared by Cornerstone Engineering, Inc., dated September 14, 2020, Bordering Land Subject to Flooding (BLSF) coincides with the mapped special flood hazard Zones A and AE on the property (See Figure 4 – FEMA FIRMette & Site Plans).

It is notable that the property is bounded by an existing retaining wall along the Sudbury River that holds the back flood elevation until elevation 185 feet. Under the WPA there is no 100-Foot Buffer Zone associated with BLSF.

3.5 Riverfront Area

Section 310 CMR 10.58 of the WPA defines RFA *as the area of land between a river's mean annual high water line measured horizontally outward from the river and a parallel line located 200 feet away*. According to 310 CMR 10.58(2)(2), the MAHW line of a river is the line that is apparent from visible markings or changes in the character of soils or vegetation due to the prolonged presence of water and that distinguishes between predominantly aquatic and predominantly terrestrial land. Field indicators of bankfull conditions shall be used to determine the mean annual high-water line. Bankfull field indicators include but are not limited to: changes in slope, changes in vegetation, stain lines, top of pointbars, changes in bank materials, or bank undercuts. The Sudbury River, located to the north of the site is mapped as a perennial stream per the most current USGS map (Ashland, MA, Quadrangle, 2024), and therefore presumed to be perennial. RFA conservatively extends outward 200 feet from the delineated flags identified as MAHW#1 through MAHW#30, associated with the MAHW limits of the Sudbury River as shown on the Plans.

3.6 Resource Area Descriptions

The following sections describe the delineated resource areas that were identified. Wetland resource areas are identified on the attached Site Plans. Photographic documentation of the resource areas is included in Appendix A, and the issued ORAD is attached as Appendix D. The property consists of a historically significant, yet currently degrading mill complex characterized by a moderate overstory canopy and a highly disturbed ground plane. During the field investigation, the upland portions of the site were observed to be heavily impacted by historical activity, featuring significant accumulations of rock, trash, construction debris, tires, rebar, and old granite rock spoils. Due to the density of this debris and the rocky nature of the terrain along the Sudbury River, there is very little understory development.

Vegetation observed within the floodplain and along the Bank of the Sudbury River include a includes a moderate canopy with very little understory of mostly upland species such as, Norway maple (*Acer platanoides*), eastern white pine (*Pinus strobus*), honeysuckle (*Lonicera* sp.), white spruce saplings (*Picea glauca*), northern red oak (*Quercus rubra*), Canada mayflower (*Maianthemum canadense*), Japanese barberry (*Berberis thunbergii*), multiflora rose (*Rosa multiflora*), shagbark hickory saplings (*Carya ovata*), Japanese knotweed (*Fallopia japonica*), and garlic mustard (*Alliaria petiolata*) with the exception of red maples (*Acer rubrum*) and nuisance species identified as poison ivy (*Toxicodendron radicans*).

The Bank of an existing canal is located to the south of the developed areas of the property. The area surrounding the canal is degraded with rock, trash, debris, tires, rebar, and old granite rock/slabs. Vegetation in these disturbed areas is dominated by invasive and nuisance species, including Norway maples, elm (*Ulmus* spp.), honeysuckle, black locust (*Robinia pseudoacacia*), tree of heaven (*Ailanthus altissima*), Oriental bittersweet (*Celastrus orbiculatus*), poison ivy, Japanese barberry, various grasses (*Poaceae*), multiflora rose, burning bush (*Euonymus alatus*), black raspberry (*Rubus occidentalis*), crabapple (*Malus* sp.), Norway maple saplings (*Acer platanoides*), and common dandelion (*Taraxacum officinale*).

All four drainage outlets were located and identified during the investigation. In accordance with the previously issued and extended ORAD, originally delineated by others, no new data forms or supplemental field notes were required, as the existing resource area boundaries remain confirmed under MassDEP File Number #95-948.

Work proposed within BLSF, the 100-Foot Buffer Zone to Bank and BVW, and the 200-Foot RFA (located outside developed portions of the site that are part of the Historic Mill Complex footprint) are jurisdictional under the WPA.

3.7 Activity and Use Limitation

According to the Notice of Activity and Use Limitation (AUL) under M.G.L. c. 21E § 6 and 310 CMR 40.0000 for the disposal site name, Near Pleasant Street, the site is within the AUL designation zone identified as (3-0015917). Cambell Environmental, Inc., the Licensed Site Professional (LSP), in coordination with the Geo-Technical Engineering Team and the General Contractor, will be scheduled to oversee the soil activities on-site during the construction-related activities. They will prepare a Soil Management Plan once the Site Development Plans and Building Plans are developed post permitting when the project has entered the Construction Document stage.

The RAM Plan can be provided to the Conservation Commission for review prior to construction. While the existing site contains environmentally impacted soils and the ability to provide stormwater management is limited, the proposed project will also meet the MassDEP Stormwater Management Standards.

4.0 PROPOSED WORK

The project proposes the construction of an approximate 54,050 square-foot residential building, which is proposed to contain 250 apartment units, including paved parking areas, amenity areas, landscaping, associated utilities, and a new stormwater management system. The proposed project also consists of the demolition of the existing mill complex, except for an approximately 7,790 square-foot building and an approximate 3,600 square-foot building portion to remain. Additionally, the existing wall will be reinforced with the construction of a new retaining wall immediately adjacent to the existing wall on the project side.

The proposed redevelopment consists of a high-density, mixed-use infill project on a significantly degraded industrial mill site. The program includes the structural restoration and adaptive reuse of two historic northern mill buildings (approximately 11,390 gross square footage) for commercial and retail occupancy.

All work is proposed to occur in previously developed areas of the site with the exception of the stormwater outlet protections to improve the existing conditions, and a small area of the RFA near Myrtle Street to improve site line distances for public safety. The site improvements include the following:

1. Stormwater management improvements designed to provide increased water quality treatment;
2. Associated improvements to landscaping, lighting, and signage; and
3. A reduction in degraded RFA to the Sudbury River.

The primary structure will provide 250 dwelling units across five levels. Leveraging the site's existing 12-foot topographic gradient, the design employs a podium-style configuration to facilitate subgrade parking, effectively concealing 80% of the 362 required spaces from the public right-of-way. This vertical integration ensures that all habitable finished floor elevations (FFE) and accessible primary open spaces are situated above the Base Flood Elevation (BFE), providing inherent flood resiliency for the residential component.

From a civil and environmental engineering perspective, the project replaces decaying, unmanaged industrial infrastructure with a comprehensive Stormwater Management System designed in accordance with MassDEP Stormwater Handbook standards as outlined below in Section 4.1. The system provides enhanced Total Suspended Solids (TSS) removal and nutrient attenuation, resulting in a Net Improvement to the RFA and adjacent wetland resources.

To mitigate riverine flood impacts, the existing retaining wall will be reinforced with a new structural vertical barrier on the landward side. Furthermore, all point-source discharges to the Sudbury River will be retrofitted with tide-gate check valves (e.g., TideFlex) to maintain hydraulic capacity while preventing backflow and riverine intrusion during larger storm events.

Work within jurisdictional BLSF is confined primarily to previously developed, impervious, or otherwise "degraded" surfaces. Consequently, the project does not impair the capacity of the BLSF to provide important wildlife habitat functions, as the areas of alteration lack the vegetative structure or connectivity required to support significant habitat interests under 310 CMR 10.60. Sustainability remains a core design driver, with the integration of EV-ready infrastructure, high-efficiency building envelopes, and "solar-ready" roof orientations, transitioning this legacy "Brownfield" site into a modern, transit-oriented, and ecologically stable asset.

4.1 Stormwater Management

In the existing conditions, the majority of the stormwater generated on-site ultimately drains overland towards the retaining wall and discharges to the Sudbury River through one of three outlet pipes in the wall. There is an existing pump house on the site which historically would pump water, routed through an existing catch basin, to the Sudbury River, however this pump house is no longer in use. A small portion at the front of the site drains overland to the Main Street right-of-way drainage system. There is currently no stormwater management or treatment systems on the site.

As previously mentioned, this is an existing Historic Mill Complex and redevelopment options are limited based on the abutting floodplain, high groundwater, proximity to the Sudbury River, and environmentally impacted soils on-site that preclude the Applicant's ability to provide recharge and infiltration. However, the Applicant is proposing a stormwater management system that has been designed to stay within the limits of previously disturbed areas and will also provide a net decrease of approximately 0.44 acres (19,166 square feet) of impervious surfaces in proposed conditions.



PROJECT NARRATIVE

Much of the paved parking areas are designed to convey stormwater to the rear of the site for treatment and discharge to the Sudbury River. Portions of the paved parking area are designed to be conveyed to a Rain Guardian Turret or Contech CDS water quality unit for treatment prior to discharge. The remaining areas drain to vegetated filter strips and paved drainage channels prior to discharging through one of four (4) proposed overflow pipes through the retaining wall to the Sudbury River.

The parking area along the western side of the building will drain to a deep sump catch basin and water quality unit to provide water quality treatment prior to discharge. A small portion at the front of the site drains overland to the Main Street right-of-way drainage system. Proposed entrances will be graded with a ridge line on the back side of the pedestrian crosswalks in order to maintain the existing gutter flow in Main Street and direct stormwater runoff into the site for stormwater management.

The outlet pipes directed to the Sudbury River noted above will be retrofitted or constructed with TideFlex check valves to ensure that water leaves the site but does not allow backflow from the Sudbury River during higher storm events.

During said higher storm events, an underground stormwater chamber system and pump system is proposed to be provided to discharge stormwater from the site toward a higher elevation to the south of the site as shown on the Plans. It is noted that the stormwater pump is not intended for peak rate mitigation but intended to help minimize ponding of stormwater in the rear parking area as well as the adjacent parking garage when the height of the river will not allow drainage to leave the site. Under lower storm events, stormwater runoff will be directed to the culverts in the wall which mimic the existing site conditions. Stormwater inlets are set at an elevation above the discharge pipes in the wall and when stormwater rises above these inlets, runoff will be collected and conveyed into the tanks for additional storage then pumped via the pump station. The pump system will consist of concrete chambers with a duplex pump setup and a backup generator. Each pump has been sized to discharge at a rate of up to 7.24 cfs and discharge to a velocity dissipator pad at the discharge point. A preliminary detail of the tank and pump system are included in the Plans to indicate the general intent of the design.

To mitigate the potential effects of construction on adjacent wetlands, erosion and sedimentation control measures will be installed before and maintained during construction. These BMPs include straw bale barriers, compost filter socks, silt fencing, catch basin inlet protection, catch basin filter bags, installation of a concrete waste management area, tree protection and the maintenance of a stabilized construction entrance.

This project is a redevelopment, and the best management practices (BMPs) incorporated into the proposed stormwater management system have been designed to meet the standards set forth in the Massachusetts Department of Environmental Protection Stormwater Handbook to the maximum extent practicable given the extensive floodplain requirements and AUL limitations both of which limit the feasibility of stormwater management as accordingly as described in the Drainage Report, prepared by Bohler, dated November 12, 2024, last revised December 18, 2025.

5.0 REGULATORY COMPLIANCE

This section describes and quantifies temporary and permanent primary and secondary impacts to the wetland resource areas associated with the proposed project. The site layout has been designed to avoid wetlands and watercourses to the extent practicable and further minimize where avoidance is not feasible. Measures such as working within the previously disturbed footprint and reducing the total impervious on the site have been integrated into the design to improve the property.

Currently, portions of BLSF, the 100-Foot Buffer Zone, and the RFA, consist of non-natural, disturbed and degraded areas consisting of impervious structures, parking lots, degrading buildings, large boulders, rock, retaining walls, and debris. Despite considerable efforts to avoid and minimize direct resource area impacts, work is required in BLSF, the 100-Foot Buffer Zone to Inland Bank and BVW, and the 200-Foot Riverfront Area, as the entire property lies within these overlapping areas.

It should be noted that there will be a net reduction of impervious by approximately 0.44 acres (19,166 square feet). Temporary impacts that are not within the constructed building footprints, parking areas, walkways or designated landscape areas per the Landscape Plan on Sheet L-101 of the Site Plans will be restored in kind with loam and seed.

The following section details the project's compliance with the performance standards for each resource area under the WPA. The project is designed to limit all impacts to the associated wetland resource areas, including no direct impacts to both Inland Bank and BVW.

Although portions of the redevelopment of the site are located within BLSF, primarily within the existing developed portions of the property, these activities overlap with portions of the 100-Foot Buffer Zone to BVW and the 200-Foot RFA to the Sudbury River. Therefore, compliance with BLSF and Riverfront are to be met.

5.1 Bordering Land Subject to Flooding – 310 CMR 10.57

The project complies with the WPA performance standards for the resource area BLSF. Section 310 CMR 10.57(4)(a) and (c) of the WPA describes the performance standards for BLSF. The performance standard is listed in *italics*, and the compliance statement is listed in standard format.

- (a)1. Compensatory storage shall be provided for all flood storage volume that will be lost as the result of a proposed project within Bordering Land Subject to Flooding, when in the judgment of the issuing authority said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows.*

Work proposed within the mapped BLSF includes the removal of the existing buildings and associated paved areas in support of the proposed development. The project will provide compensatory floodplain storage within the proposed development footprint exceeding the existing floodplain storage on-site.

The project is calculated to provide approximately 23,235 cubic yards of compensatory flood storage, exceeding the requirement of approximately 20,890 cubic yards of storage. Proposed compensatory flood storage is provided on-site, including portions of the paved parking area as well as a portion of the proposed underground garage.

(a.)2. *Work within Bordering Land Subject to Flooding, including that work required to provide the above-specified compensatory storage, shall not restrict flows so as to cause an increase in flood stage or velocity.*

The pre and development flood storage volumes on an elevation basis are noted in Table 5-1 on the next page and on Sheet C-404 of the Site Plans. Based on Table 5-1, the proposed design results in an overall net increase of approximately 2,345 cubic yards of compensatory flood storage; therefore, it complies with this standard.

It should be noted that the existing retaining wall provides a physical restriction between the property and the Sudbury River. This barrier prevents the on-site elevations below 185 being used for flood storage until such time flows overtop the wall.

TABLE 5-1 COMPENSTATORY FLOOD STORAGE CALCULATIONS			
Elevation (Feet)	Existing Volume (CY)	Proposed Volume (CY)	Net Volume (CY)
< 185	13,151	13,797	+646
185-186	3,849	4,649	+800
186-187	3,890	4,789	+899
Total	20,890	23,235	+2,345

* **Compensatory Flood Storage Calculations provided by Bohler within the Drainage Report dated November 11, 2024, last revised December 18, 2025 (See Table 4.2 of the Drainage Report or Sheet C-404 from the Plans).**

During the Ashland ZBA review, Hancock Associates provided a thorough and detailed peer review of the Comprehensive Permit Application. Bohler Engineering provided a response to Hancock on May 5, 2025, to which Hancock responded on May 8, 2025. In their response, several items regarding dimensional tables, abutter information, and utility coordination had been updated to the satisfaction of the reviewer (Hancock). During the review process the Applicant maintains that compensatory storage calculations do not need to be performed on an elevation-by-elevation basis because the existing retaining wall acts as a physical barrier between the site and the river. The site provides approximately 13,544 cubic yards of flood storage below elevation 185.

The Applicant contends that 100% of the 100-year flood volume remains on-site under proposed conditions, thus meeting regulatory requirements.

- (a).3 *Work in those portions of bordering land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions. Except for work which would adversely affect vernal pool habitat, a project or projects on a single lot, for which Notice(s) of Intent is filed on or after November 1, 1987, that (cumulatively) alter(s) up to 10% or 5,000 square feet (whichever is less) of land in this resource area found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. Additional alterations beyond the above threshold, or altering vernal pool habitat, may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures contained in 310 CMR 10.60.*

The proposed work within BLSF is designed to comply with the performance standards set forth in 310 CMR 10.57(4)(a)(2). A significant portion of the BLSF on-site consists of degraded surfaces, including existing impervious structures and bituminous concrete. Under the provisions of the WPA, these specific areas are not considered significant to the protection of wildlife habitat functions.

Given the current state of the surrounding environment, including the presence of roadways and developed land to the south and west, wildlife habitats and corridors in these areas are limited and fragmented. While the Applicant acknowledges that the remaining non-degraded areas contain some tree, shrub, and herbaceous species that may be presumed significant to the interests of the WPA, these areas are currently heavily disturbed and dominated by invasive species. The redevelopment plan prioritizes work within the already- disturbed and degraded footprint to ensure that the project does not impair the site's overall capacity to provide important wildlife habitat functions. Furthermore, there are no identified or mapped Vernal Pools on the property that would be impacted. Consequently, the project meets the standard of having no adverse effect on wildlife habitat as determined by the procedures in 310 CMR 10.60.

- (c) *Notwithstanding the provisions of 310 CMR 10.57(4)(a) or (b), no project may be permitted which will have any adverse effect on specified wildlife habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59.*

Not applicable as the project is not located within specified habitat sites of rare or endangered species.

5.2 Riverfront Area Redevelopment – 310 CMR 10.58(5)

The property is previously developed and contains approximately 166,706 square feet of total RFA. The majority of the site work is located within a Historic Mill Complex. Per 310 CMR 10.58(6), *Certain Activities or Areas Are Grandfathered or Exempted from Requirements for the Riverfront Area, which includes: (k) Activities within an Historic Mill Complex*; therefore, any work within the limits of this area are exempt from the performance standards set forth under the WPA.

Under Section 310 CMR 10.58(5)(a) through (h) of the WPA, the issuing authority may allow work to redevelop a previously developed RFA, provided the proposed work improves existing conditions. The RFA contains degraded areas prior to August 7, 1996, by impervious surfaces from existing structures or pavement associated with the structures, buildings, pavement, walls and surrounding parking lots.

Minor work to improve the overall site drainage and stormwater management system is proposed, along with minor RFA impacts to improve the site light distances along Myrtle Street as required by the Town of Ashland. The following section details the project’s compliance with Section 310 CMR 10.58(5) for work outside of the Historic Mill Complex. The performance standard is listed in *italics*, and the compliance statement is listed in standard format.

Notwithstanding the provisions of 310 CMR 10.58(4)(c) and (d), the issuing authority may allow work to redevelop a previously developed riverfront area, provided the proposed work improves existing conditions. Redevelopment means replacement, rehabilitation or expansion of existing structures, improvement of existing roads, or reuse of degraded or previously developed areas. A previously developed riverfront area contains areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds. Work to redevelop previously developed riverfront areas shall conform to the following criteria.

- (a) *At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 § 40. When a lot is previously developed but no portion of the riverfront area is degraded, the requirements of 310 CMR 10.58(4) shall be met.*

The total area *not exempt* from the RFA redevelopment performance standards would be a total of approximately 3,520 square feet of RFA. This consists of approximately 321 square feet for the stormwater improvements to the existing discharges along the Sudbury River; 242 square feet associated with the sight line improvements near Myrtle Street; and approximately 2,171 square feet of mostly temporary impacts to regrade and install the discharge pipe near the canal. Table 5--2 summarizes the proposed impacts in the RFA, which generally consist of stormwater improvements to the existing site conditions. See Figure 5 – Riverfront Area Impact Exhibit.

TABLE 5-2 RIVERFRONT AREA IMPACT CALCULATIONS (SF)				
RFA Area	Stormwater Improvements	Sight Line Improvements	New Discharge Pipe near Canal	Total
0-100-Foot	84	242	696	
	53			
	184			
Total	321	242	696	1,259
100-200-Foot	0	0	2,171	
			90	
Total	0	0	2,261	2,261
TOTAL RFA IMPACT AREA				3,520

To protect the interests of the resource areas, the project has been designed to 1) stay generally within the limits of previously disturbed areas; 2) minimize alteration and disturbance to any non-degraded areas; and 3) reduce the overall degraded area on the site by approximately 0.44 acres (19,166 square feet).

(b) Stormwater management is provided according to standards established by the Department.

Although the site is a redevelopment project and is required to comply with the Stormwater Management Standards to the maximum extent practicable, the proposed site development includes a stormwater management system designed in full compliance with all the MassDEP Stormwater Management Standards.

In the existing conditions, and as previously mentioned, much of the stormwater generated on-site ultimately drains overland toward this retaining wall and discharges to the river through one of three outlet pipes in the wall. There is an existing pump house on site which historically would pump water, routed through an existing catch basin, to the Sudbury River, however this pump house is no longer in use. A small portion at the front of the site drains overland to the Main Street right-of-way drainage system. There is currently no stormwater management or treatment systems on the site. Refer to the Drainage Report, which has been prepared by Bohler Engineering, dated November 11, 2024, last revised December 18, 2025, for further information.

(c) Within 200 foot riverfront areas, proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less, or not closer than existing conditions within 25 foot riverfront areas, except in accordance with 310 CMR 10.58(5)(f) or (g).

The proposed redevelopment of the existing mill site represents a significant restoration of the RFA. While the project involves new point source discharges situated in closer proximity to the Sudbury River than current conditions, the project achieves a net improvement to the adjacent wetland resource areas.

Unlike the existing, degrading infrastructure, the new stormwater system incorporates advanced mitigation technology. Specifically, the proposed outlet pipes will be equipped with TideFlex check valves. This design ensures high-performance hydraulic discharge while providing a critical barrier against backflow from the Sudbury River during peak storm events. This transition from unmanaged, deteriorating runoff to a controlled, protected system substantially reduces the risk of riverine intrusion and enhances the long-term ecological stability of the RFA.

(d) Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58(5)(f) or (g).

As mentioned above, while the proposed work associated with the redevelopment of a degrading site are overall closer towards the RFA boundary, the RFA is being significantly improved in proposed conditions. The work closer to the Sudbury River than existing conditions consists of approximately 321 square feet for the stormwater improvements to the existing discharges along the Sudbury River.

The site currently contributes to unmanaged pollutants draining into the Sudbury River and associated resource areas, which will continue to degrade over time. The proposed project is an overall environmental benefit.

- (e) The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g).*

The project reduces the amount of degraded area on the site by approximately 0.44 acres (19,166 square feet); therefore, it complies with this standard.

- (f) When an applicant proposes restoration on-site of degraded riverfront area, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), and (e) at a ratio in square feet of at least 1:1 of restored area to area of alteration not conforming to the criteria. Areas immediately along the river shall be selected for restoration. Alteration not conforming to the criteria shall begin at the riverfront area boundary.*

Not applicable, as the project is and reducing impervious areas in the RFA and providing significant stormwater management improvements.

- (g) When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), or (e) at a ratio in square feet of at least 2:1 of mitigation area to area of alteration not conforming to the criteria or an equivalent level of environmental protection where square footage is not a relevant measure.*

Not applicable, as the project is not increasing the limit of existing disturbance and reducing impervious areas in the RFA.

- (h) The issuing authority shall include a continuing condition in the Certificate of Compliance for projects under 310 CMR 10.58(5)(f) or (g) prohibiting further alteration within the restoration or mitigation area, except as may be required to maintain the area in its restored or mitigated condition. Prior to requesting the issuance of the Certificate of Compliance, the applicant shall demonstrate the restoration or mitigation has been successfully completed for at least two growing seasons.*

The Applicant is not required to provide restoration or mitigation under 310 CMR 10.58(5)(f) through (g) and therefore this continuing condition does not apply to any approval issued by the Ashland Conservation Commission.

6.0 SUMMARY

The proposed project involves the construction of a multi-unit residential building with associate site improvements submitted in accordance with the general requirements of Massachusetts General Laws, Chapter 40 (M.G.L. Chapter 40B).

The proposed design features dedicated parking, handicap parking, and open space for the residential community, a non-residential building with a public plaza, landscaping, stormwater management components, and associated site utilities. The proposed redevelopment of the site is located primarily within the existing, developed portions of the property, including BLSF, the 100-Foot Buffer Zone to Inland Bank and BVW, and the 200-Foot RFA to the Sudbury River.

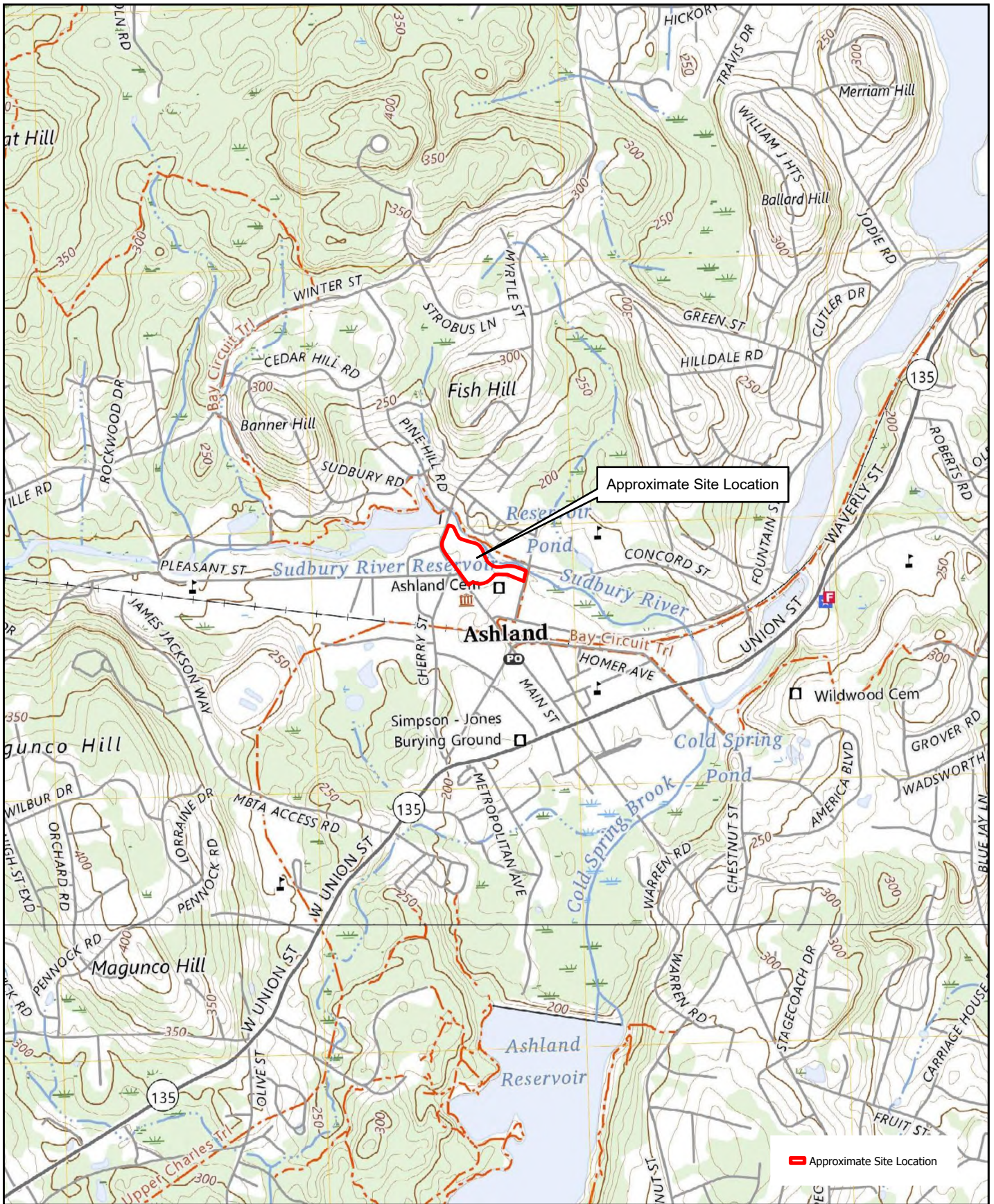
It is LE's opinion, based on our professional education, training, and familiarity with the project site, that the proposed work will not have any adverse effect on any interests identified in the WPA and the project is designed to minimize adverse effects on the resource areas as follows:

- The project is designed to avoid and minimize resource area impacts.
- The project has been designed within the footprint of previously disturbed areas.
- No work is proposed within Inland Bank, BVW, or LUWW.
- The project meets the performance standards for BLSF and RFA of the Wetlands Protection Act under 310 CMR 10.57 and 310 CMR 10.58 respectively.
- There will be a net decrease of degraded area within the RFA in accordance with 310 CMR 10.58(5)(a) through (h).
- The project reduces the amount of permanent impervious area within BLSF and the 100-Foot Buffer Zone.
- The project complies with the requirements of the Ashland Zoning Board of Appeals.
- The project complies with the MassDEP Stormwater Management Standards to the maximum extent practicable.
- The project proposes to use proper BMPs, and erosion control measures will be installed prior to the start of construction and be maintained throughout construction until the site is stabilized.

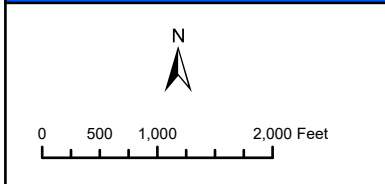
The proposed design achieves the goals of the Applicant, while being sensitive to adjacent regulated resource areas. Accordingly, the Applicant respectfully requests that the Ashland Conservation Commission consider a finding that the proposed design is adequately protective of the interests identified in the Wetlands Protection Act and issue an Order of Conditions approving the project as described in this Notice of Intent application and as shown on the attached Site Plans.



SECTION III – FIGURES



Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of MA EOEA; USGS TopoView, Milford, Marlborough, Holliston & Framingham, MA Quadrangles (2024)



USGS Map
Notice of Intent
10-50 Main Street
Ashland, Massachusetts

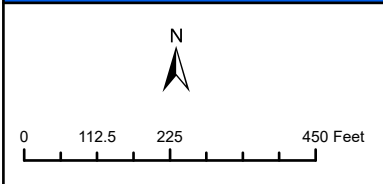
FIGURE 1



LUCAS
 ENVIRONMENTAL, LLC



Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Ortho Imagery - 15cm (2023)



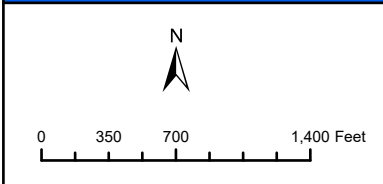
Aerial Map
Notice of Intent
10-50 Main Street
Ashland, Massachusetts

FIGURE 2

LUCAS
 ENVIRONMENTAL, LLC



Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Ortho Imagery - 15cm (2023)



NHESP Map
Notice of Intent
10-50 Main Street
Ashland, Massachusetts

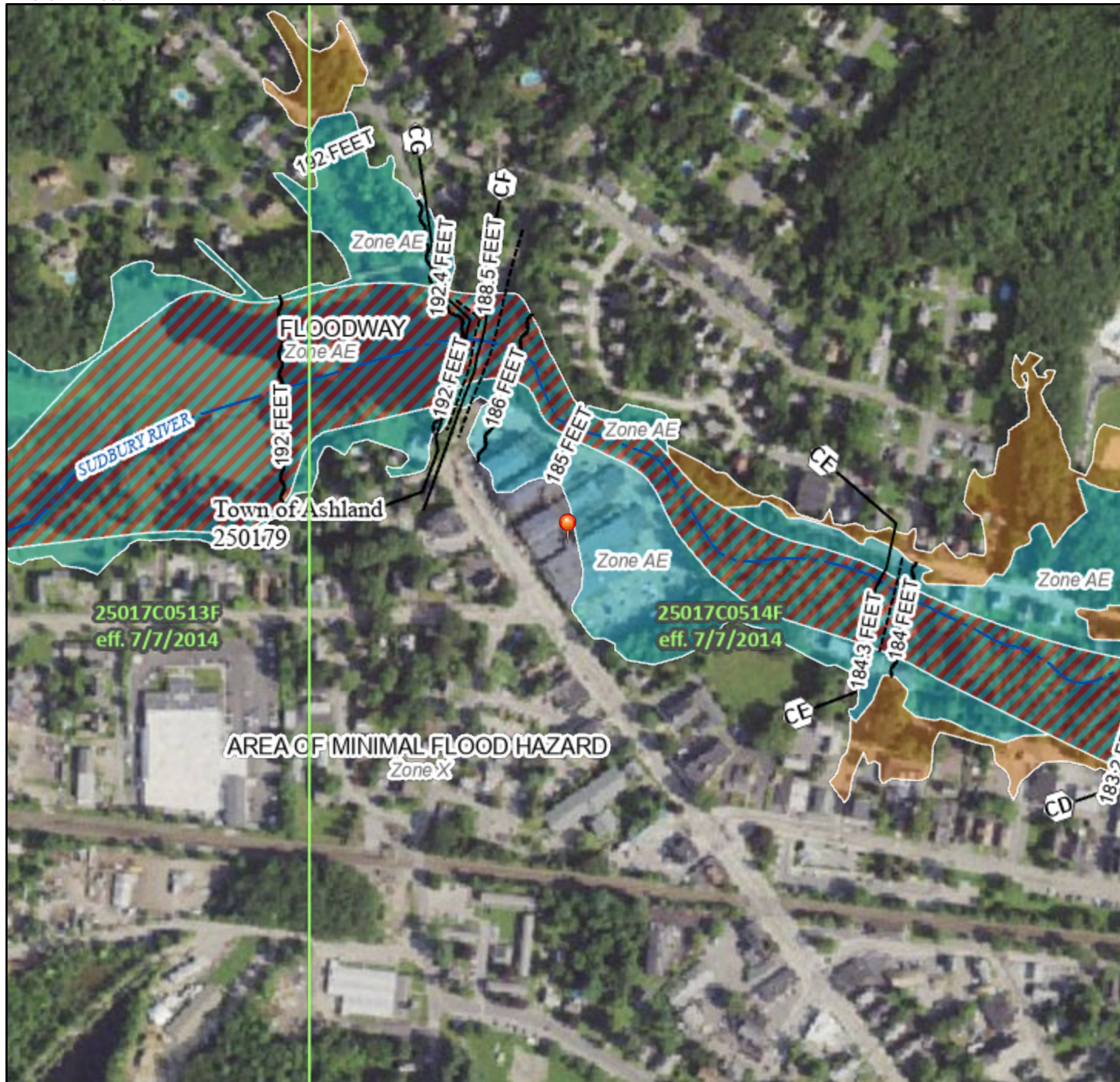
FIGURE 3

LUCAS
 ENVIRONMENTAL, LLC

National Flood Hazard Layer FIRMMette



71°28'18"W 42°15'58"N



Legend

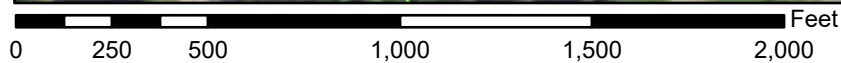
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/30/2025 at 9:59 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



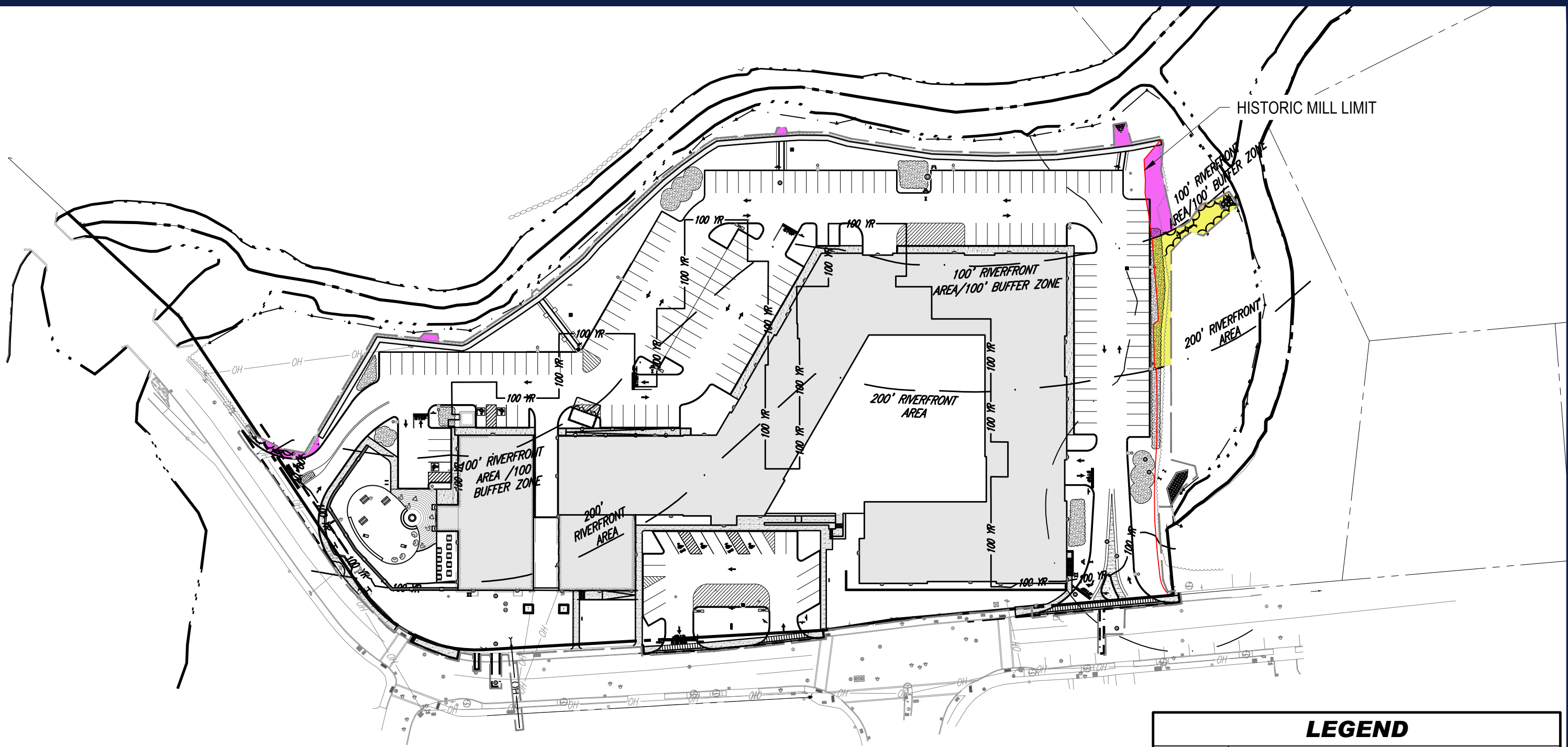
1:6,000



71°27'40"W 42°15'32"N

Basemap Imagery Source: USGS National Map 2023

FIGURE 4

P:\2023\MAA230359.00\CAD\DRAWINGS\EXHIBIT\EXHIBIT_A\PEXHA-SITE-MAA230359.00-0A.dwg -> LAYOUT - C-301 SITE



LEGEND	
HATCH	DESCRIPTION
	TOTAL PROPOSED DISTURBED AREA OUTSIDE OF HISTORIC MILL COMPLEX IN 100' RIVERFRONT AREA 1,259 SF
	TOTAL PROPOSED DISTURBED AREA OUTSIDE OF HISTORIC MILL COMPLEX IN 100' - 200' RIVERFRONT AREA 2,261 SF

BOHLER™

50 WASHINGTON ST., SUITE 2000
WESTBOROUGH, MA 01581
Phone: (508) 480-9900

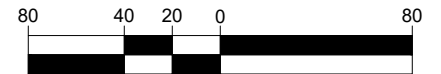
www.BohlerEngineering.com

RIVERFRONT AREA IMPACT EXHIBIT

SLV ASHLAND, LLC

ASHLAND, MA 01721

01/12/2025 | CE | MAA230359.00 | REV 0a



SCALE: 1" = 80'



SECTION IV – APPENDICES

PHOTOGRAPHIC DOCUMENTATION

PHOTOGRAPHIC DOCUMENTATION

DATE : May 3, 2024



Photograph 1: View of existing concrete outlet structures along the southwestern corner of the property, within the canal off Main Street.



Photograph 2: View of the delineated Inland Bank and fringing Bordering Vegetated Wetland (BVW) associated with Wetland A, facing east.

PHOTOGRAPHIC DOCUMENTATION

DATE : May 3, 2024



Photograph 3: View of existing bituminous parking lot facing northwest.



Photograph 4: Existing condition of disturbed and degraded Riverfront Area (RFA) along the canal limits at the confluence of the canal and the Sudbury River.

PHOTOGRAPHIC DOCUMENTATION

DATE : May 3, 2024



Photograph 5: Confluence of the Sudbury River limits and the delineated Bank associated with the existing canal approximately near WF#12, facing southeast.



Photograph 6: Existing vegetated berm adjacent to the Bank of the Sudbury River outside of the Historic Mill Complex Footprint, facing west.

PHOTOGRAPHIC DOCUMENTATION

DATE : May 3, 2024



Photograph 7: View of Land Under Water Bodies and Waterways (LUWW) and the Sudbury River limits flowing south.



Photograph 8: View of delineated Mean Annual High Water (MAHW)/Bank limits of the Sudbury River.

PHOTOGRAPHIC DOCUMENTATION

DATE : May 3, 2024



Photograph 9: View of retaining wall, parking lot, and mill building, facing west towards Main Street approximately near flags MAHW#3 and #4.



Photograph 10: Existing pump house and drainage scour along retaining wall, facing west.

PHOTOGRAPHIC DOCUMENTATION

DATE : May 3, 2024



Photograph 11: Existing conditions of the 100-Foot Inner Riparian Zone (IRZ) to the Sudbury River between the retaining wall and the river's limits, facing south.



Photograph 12: Existing parking lot and degrading building within the Historic Mill Complex, facing south.

PHOTOGRAPHIC DOCUMENTATION

DATE : May 3, 2024



Photograph 13: View of existing hydrant, including overflow discharge point along the retaining wall, facing north.



Photograph 14: Existing parking lot and degrading building within the Historic Mill Complex, facing north.

PHOTOGRAPHIC DOCUMENTATION

DATE : May 3, 2024



Photograph 15: Existing conditions of the retaining wall, degrading mill structure, and RFA, facing north.



Photograph 16: View of existing degrading mill building within the Historic Mill Complex footprint, facing northwest.

PHOTOGRAPHIC DOCUMENTATION

DATE : May 3, 2024



Photograph 17: Existing Chimney Stack to remain in proposed conditions, facing northwest.



Photograph 18: View of existing deteriorating outlet pipe discharging into the Sudbury River, facing east.

PHOTOGRAPHIC DOCUMENTATION

DATE : May 3, 2024



Photograph 19: View of existing utility connection to overhead wires along retaining wall, facing north.



Photograph 20: Existing site entrance off Myrtle Street, facing northwest.

PHOTOGRAPHIC DOCUMENTATION

DATE : May 3, 2024



Photograph 21: View of existing vegetated area along Myrtle Street, facing north towards the Sudbury River.



Photograph 22: Existing site conditions parallel to the intersection of Water Street, facing Myrtle Street.

PHOTOGRAPHIC DOCUMENTATION

DATE : May 3, 2024



Photograph 23: View of impervious parking lot and existing mill structure, facing north.



Photograph 24: View of existing open space between the degrading mill buildings, facing east.

PHOTOGRAPHIC DOCUMENTATION

DATE : May 3, 2024



Photograph 25: View of existing degrading mill structures along Main Street, facing north.



Photograph 26: Existing site entrance and paved parking area off Main Street.

ABUTTER INFORMATION



Town of Ashland, Office of Conservation

NOTIFICATION TO ABUTTERS

A **Notice of Intent**

has been filed with the **Ashland Conservation Commission** pursuant to the *Wetlands Protection Act (M.G.L. c. 131 §40)* and *Wetlands Protection Act Regulations 310 C.M.R. 10.05 (4)(a)*.

The applicant is **SLV Ashland, LLC**

The proposed project is located at **10-50 Main Street**

in Ashland, Massachusetts. The proposed project is:

To permit the redevelopment of an existing and degraded Historic Mill Complex site. The proposed project involves the construction of a multi-unit residential building, residential parking, and associated utilities under M.G.L. Chapter 40B for "The Sanctuary at Ashland Mills". Redevelopment of the property is located primarily within the existing, developed portions of the site, including portions of Bordering Land Subject to Flooding (BLSF), the 100-Foot Buffer Zone to Bordering Vegetated Wetlands (BVW), and the 200-Foot Riverfront Area (RFA) to the Sudbury River.

The filing may be examined by electronic means only. For more information, or to request a pdf filing submittal, please call 508-532-7924, and ask for the Conservation Agent.

The public hearing is scheduled for **Monday, March 2, 2026, at 7:05 p.m.** (*Note that all hearings are posted for 7:05 unless otherwise specified on the agenda. Hearings are taken in order of the posted agenda*). The hearing will be held using a **HYBRID format**, either in-person in the Select Board room on the 2nd Floor of Ashland Town Hall, or online via Zoom. The link for the meeting can be found on the posted agenda 48 hours before the hearing is scheduled to meet. Otherwise, further information of the public hearing can be obtained from the Ashland Conservation Commission, by calling 508-532-7924.

NOTE: To preserve your appeal rights you must submit comments/concerns in writing. Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.

NOTE: You also may contact the nearest Department of Environmental Protection (MassDEP) Regional Office for more information about this application or the Wetlands Protection Act. Northeast Region: 978.694.3200.

December 22, 2025

To The Conservation Commission
10-60 Main Street
Ashland Properties LLC
Abutters To Map 14 Parcel 128

PARCEL ID	PARCEL ADDRESS	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
014/013.0-0047-0000.0	0 MYRTLE ST	COMM OF MASS - MDC	HEADQUARTERS BLDG	20 SOMERSET	BOSTON	MA	02108
014/014.0-0005-0000.0	0 MYRTLE ST	TOWN OF ASHLAND		101 MAIN ST	ASHLAND	MA	01721
014/014.0-0006-0000.0	2 MYRTLE ST	ASHLAND HISTORICAL SOCIETY		P O BOX 145	ASHLAND	MA	01721
014/014.0-0019-0000.0	1 MAIN ST	BARRESI PETER	ENGLAND KELLEY MARTINA	1 MAIN ST	ASHLAND	MA	01721
014/014.0-0021-0000.0	21 MAIN ST	FT 21 MAIN ST LLC		192 GOODMAN HILL RD	SUDBURY	MA	01776
014/014.0-0022-0000.0	37 MAIN ST	37 DP LLC		37 MAIN ST	ASHLAND	MA	01721
014/014.0-0079-0000.0	6 CHERRY ST	TOWN OF ASHLAND	AFFORDABLE HOUSING TRUST	101 MAIN ST	ASHLAND	MA	01721
014/014.0-0080-0000.0	73 MAIN ST	NESBITT NADINE	TRUSTEE PURPLE INK REALTY TRUST	73 MAIN ST	ASHLAND	MA	01721
014/014.0-0081-0000.0	77 MAIN ST	KRAMER BERNARD	TRST OF THE BERNARD KRAMER REVOCABLE TR	4 OBSERVATORY RD	MEREDITH	NH	03253
014/014.0-0082-0000.0	101 MAIN ST	TOWN OF ASHLAND	TOWN HALL	101 MAIN ST	ASHLAND	MA	01721
014/014.0-0091-0000.0	0 RAYMOND MARCHETTI ST	TOWN OF ASHLAND		101 MAIN ST	ASHLAND	MA	01721
014/014.0-0100-0000.0	14 CARL GHILANI CIRCLE	FLAHERTY MAUREEN T		14 CARL GHILANI CIRCLE	ASHLAND	MA	01721
014/014.0-0125-0000.0	19 CONCORD COURT	CONCOURT LLC		10 UNION ST	NATICK	MA	01760
014/014.0-0126-0000.0	0 CONCORD COURT	HOUSES RENT LLC		39 MASSASOIT AVE	SUDBURY	MA	01776
014/014.0-0127-0000.0	0 CONCORD COURT	RUBIN JOEL	JAMES MARY KATE	3 CONCORD COURT	ASHLAND	MA	01721
014/014.0-0129-0000.0	56 CONCORD ST	TEW 56 REALTY TRUST	5640 GUNBARREL CENTER CT	APT 220	BOULDER	CO	80301
014/014.0-0130-0000.0	42 CONCORD ST	THEJEFFREYHIGGINS LLC		P O BOX 805	NORTHBORO	MA	01532
014/014.0-0146-0000.0	0 MAIN ST REAR	TOWN OF ASHLAND (UNIONVILLE EVANGELICAL)	SOCIETY TO PARISH CHURCH	101 MAIN ST	ASHLAND	MA	01721
014/014.0-0151-0000.0	118 MAIN ST	FEDERATED CHURCH OF ASHLAND INC		118 MAIN ST	ASHLAND	MA	01721
014/014.0-0152-0000.0	98 MAIN ST	DUBEY RUCHI	DUA VIKAS	8 TEA PARTY LN	HOLLISTON	MA	01746
014/014.0-0153-0000.0	0 MYRTLE ST	TOWN OF ASHLAND		101 MAIN ST	ASHLAND	MA	01721
014/014.0-0269-0000.0	51 CONCORD ST	TANG MARICE R		51 CONCORD ST	ASHLAND	MA	01721
014/014.0-0270-0000.0	65 CONCORD ST	LARGO LUIS A LEMA		65 CONCORD ST	ASHLAND	MA	01721
014/014.0-0271-0000.0	79 CONCORD ST	WILLIAMS JOHN R	TRST UNDER THE JOHN R WILLIAMS REVOCABLE TR	273 WINDING WAY	MERION STATION	PA	19066

The above reflects the latest information on our records.


 Terry Capen
 Senior Clerk

12/22/25
 Date

FILING FEE INFORMATION



CALCULATED FILING FEE STATEMENT

The proposed project involves the construction of a multi-unit residential building, residential parking, and associated utilities under M.G.L. Chapter 40B. The proposed design features dedicated parking, handicap parking and open space for the residential community, and a non-residential building with a public plaza. Redevelopment of the property is located primarily within the existing, developed portions of the site, including portions of BLSF, the 100-Foot Buffer Zone to Inland Bank and BVW, and the 200-Foot RFA to the Sudbury River. No work is proposed within any other wetland resource areas. Proposed activities are included under the following activities:

Category 3(b): *Construction of each building for any commercial, industrial, institutional, or apartment/condominium/townhouse-type development, any part of which is in a buffer zone or resource area. Any activities associated with the construction of said building, including associated site preparation and construction of retention/detention basins, septic systems, parking lots, utilities, point source discharges, package sewage treatment plants, and roadways and driveways other than those roadways or driveways reviewable under 310 CMR 10.53(3)(e), shall not be subject to additional fees if all said activities are reviewed under a single Notice of Intent.* The fee is \$1,050.00 per activity under the WPA. Activities within Riverfront Area in addition to another Resource Area or buffer zone, the fee per activity should be multiplied by 1.5.

Wetlands Protection Act Fees:

Category 3(b) = \$1,050.00 x 2 buildings x 1.5 for work in RFA = \$3,150.00

State Share of WPA Filing Fee: $(\$3,150.00/2) - \$12.50 = \$1,562.50$

Town Share of WPA Filing Fee: $(\$3,150.00/2) + \$12.50 = \$1,578.50$

The Applicant plans to pursue this development project through a Comprehensive Permit whereby the Ashland ZBA will act on all local permits and approvals. The additional protections under the local Bylaw are not applicable; therefore, no additional Bylaw Fees are required.

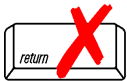
Check Payable to: Commonwealth of Massachusetts for \$1,562.50 WPA Fee (State Share)

Check Payable to: Town of Ashland for \$1,578.50 for WPA Fee (Town Share)



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

<u>10-50 Main Street</u>	<u>Ashland</u>
a. Street Address	b. City/Town
<u>112</u>	<u>\$1,562.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Geoffrey</u>	<u>Engler</u>	
a. First Name	b. Last Name	
<u>SLV Ashland, LLC</u>		
c. Organization		
<u>257 Hillside Avenue</u>		
d. Mailing Address		
<u>Needham</u>	<u>MA</u>	<u>02494</u>
e. City/Town	f. State	g. Zip Code
<u>617.782.2300</u>	<u>gengler@s-e-b.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u>Rich</u>	<u>Gordon</u>	
a. First Name	b. Last Name	
<u>Ashland Properties LLC</u>		
c. Organization		
<u>330 Hopping Brook Road</u>		
d. Mailing Address		
<u>Holliston</u>	<u>MA</u>	<u>01746</u>
e. City/Town	f. State	g. Zip Code
<u>617.719.2884</u>	<u>rich65@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3(b)	2 x 1.5	\$1,050.00	\$3,150.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	<u>\$3,150.00</u>
State share of filing Fee:	a. Total Fee from Step 5 <u>\$1,562.50</u>
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 <u>\$1,578.50</u>
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

5-7017/2110

111

SLV ASHLAND LLC
257 HILLSIDE AVE
NEEDHAM HEIGHTS, MA 02494

DATE 1-12-2026 MP

PAY TO THE ORDER OF Town of Ashland \$ 1,578.50

one thousand five hundred seventy-eight & ⁵⁰/₁₀₀ DOLLARS

← Heat Reactive Ink

Citizens

MEMO Ashland NOI

 MP

LOOK FOR FRAUD-DETERRING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

5-7017/2110

112

SLV ASHLAND LLC
257 HILLSIDE AVE
NEEDHAM HEIGHTS, MA 02494

DATE 1-12-2026 MP

PAY TO THE ORDER OF Commonwealth of Massachusetts \$ 1,562.50

one thousand five hundred sixty two & ⁵⁰/₁₀₀ DOLLARS

← Heat Reactive Ink

Citizens

MEMO Ashland NOI

 MP

LOOK FOR FRAUD-DETERRING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.



APPENDIX D

ORDER OF RESOURCE AREA DELINEATION

For Registry of Deeds Use Only



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 4B – Order of Resource Area
Delineation

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

95-0948

MassDEP File Number

eDEP Transaction Number

Ashland

City/Town

A. General Information

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

From: Ashland
 1. Conservation Commission

2. This Issuance is for (check one):

- a. Order of Resource Area Delineation
 b. Amended Order of Resource Area Delineation

3. Applicant:

a. First Name Ashland Properties b. Last Name _____
 c. Organization 330 Hopping Brook Road
 d. Mailing Address Holliston MA. 01746
 e. City/Town _____ f. State _____ g. Zip Code _____

4. Property Owner (if different from applicant):

a. First Name _____ b. Last Name _____
 c. Organization _____
 d. Mailing Address _____
 e. City/Town _____ f. State _____ g. Zip Code _____

5. Project Location:

a. Street Address 10-50 Main Street Ashland 01721
 b. City/Town _____ c. Zip Code _____
 d. Assessors Map/Plat Number Map 14 Lot 128
 e. Parcel/Lot Number _____

Latitude and Longitude 42.26240 -71.465520
 (in degrees, minutes, seconds): f. Latitude _____ g. Longitude _____

6. Dates: September 29, 2020 October 19, 2020 November 17, 2020
 a. Date ANRAD filed b. Date Public Hearing Closed c. Date of Issuance



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

95-0948

MassDEP File Number

eDEP Transaction Number

Ashland

City/Town

A. General Information (cont.)

7. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

Existing Conditions Plan of #10-50 Main Street

10/19/2020

a. Title

b. Date

ANRAD with Attachments

11/21/2020

c. Title

d. Date

B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable):

- a. **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

1. Bordering Vegetated Wetlands
2. Other resource area(s), specifically:

a. Bordering Land Subject to Flooding, and bank.

- b. **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1. Bordering Vegetated Wetlands
2. Other resource area(s), specifically:

a. _____

- c. **Inaccurate:** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

1. Bordering Vegetated Wetlands
2. Other resource area(s), specifically:

a. _____



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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City/Town

B. Order of Delineation (cont.)

3. The boundaries were determined to be inaccurate because:

C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, § 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation.

This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).

D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, § 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

95-0948

MassDEP File Number

WPA Form 4B – Order of Resource Area Delineation

eDEP Transaction Number

Ashland

City/Town

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

E. Signatures

Date of Issuance

Please indicate the number of members who will sign this form.

1. Number of Signers

Signatures

Signature of Conservation Commission Member
 Signature of Conservation Commission Member
 Signature of Conservation Commission Member
 Signature of Conservation Commission Member
 Signature of Conservation Commission Member
 Signature of Conservation Commission Member
 Signature of Conservation Commission Member

Printed Name
 Printed Name
 Printed Name
 Printed Name
 Printed Name
 Printed Name
 Printed Name

This Order is valid for three years from the date of issuance.

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, which expires on _____ unless extended in writing by the issuing authority.

This Order is issued to the applicant and the property owner (if different) as follows:

2. By hand delivery on

3. By certified mail, return receipt requested on

a. Date

a. Date

11/17/2020



**Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands**

DEP File Number: _____

**Request for Departmental Action Fee
Transmittal Form**

Provided by DEP

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. Request Information

1. Location of Project

a. Street Address	b. City/Town, Zip
c. Check number	d. Fee amount

2. Person or party making request (if appropriate, name the citizen group's representative):

Name _____

Mailing Address _____

City/Town	State	Zip Code
Phone Number	Fax Number (if applicable)	

3. Applicant (as shown on Determination of Applicability (Form 2), Order of Resource Area Delineation (Form 4B), Order of Conditions (Form 5), Restoration Order of Conditions (Form 5A), or Notice of Non-Significance (Form 6)):

Name _____

Mailing Address _____

City/Town	State	Zip Code
Phone Number	Fax Number (if applicable)	

4. DEP File Number: _____

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



B. Instructions

1. When the Departmental action request is for (check one):

- Superseding Order of Conditions – Fee: \$120.00 (single family house projects) or \$245 (all other projects)
- Superseding Determination of Applicability – Fee: \$120
- Superseding Order of Resource Area Delineation – Fee: \$120

Send this form and check or money order, payable to the *Commonwealth of Massachusetts*, to:

Department of Environmental Protection
Box 4062
Boston, MA 02211



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

Request for Departmental Action Fee Transmittal Form

Provided by DEP

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Instructions (cont.)

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.
3. Send a **copy** of this form and a **copy** of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).
4. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.



**Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands**

**WPA Form 4B – Order of Resource Area
Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

eDEP Transaction Number

City/Town

Recording Information

Prior to commencement of work, this Order of Resource Area Delineation must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Resource Area Delineation. The recording information on this page shall be submitted to the Conservation Commission listed below.

Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Conservation Commission

Please be advised that the Order of Resource Area Delineation for the Project at:

Project Location

MassDEP File Number

Has been recorded at the Registry of Deeds of:

County

Book

Page

For: _____
Property Owner

and has been noted in the chain of title of the affected property in:

Book

Page

In accordance with the Order of Resource Area Delineation issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant



WPA Form 7 – Extension Permit for Orders of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

95-948
Provided by DEP

A. General Information

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Ashland Properties

Name

330 Hopping Brook Road

Mailing Address

Holliston

City/Town

MA

State

01746

Zip Code

2. Property Owner (if different):

Name

Mailing Address

City/Town

State

Zip Code

B. Authorization

The Order of Conditions (or Extension Permit) issued to the applicant or property owner listed above on:

11/17/2020

Date

Issued by:

Ashland

Conservation Commission

for work at:

10-60 Main Street

Street Address

14

Assessor's Map/Plat Number

128

Parcel/Lot Number

recorded at the Registry of Deeds for:

Not Applicable (ORAD Extension)

County

Book

Page

Certificate (if registered land)

is hereby extended until:

11/17/2026

Date

Date the Order was last extended (if applicable)

This date can be no more than 3 years from the expiration date of the Order of Conditions or the latest extension. Only unexpired Orders of Conditions or Extension may be extended.

This Extension Permit must be signed by a majority of the Conservation Commission and a copy sent to the applicant and the appropriate DEP Regional Office (<https://www.mass.gov/service-details/massdep-regional-offices-by-community>).



WPA Form 7 – Extension Permit for Orders of Conditions

95-948

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by DEP

B. Authorization (cont.)

10/18/2023

Issue Date (mm/dd/yyyy)

Signatures:

[Signature]
Signature

[Signature]
Signature

[Signature]
Signature

[Signature]
Signature

Signature

Signature

Signature

Signature

[Signature]
Printed Name

[Signature]
Printed Name

[Signature]
Printed Name

[Signature]
Printed Name

Printed Name

Printed Name

Printed Name

Printed Name



WPA Form 7 – Extension Permit for Orders of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Recording Confirmation

The applicant shall record this document in accordance with General Condition 8 of the Order of Conditions (see below), complete the form attached to this Extension Permit, have it stamped by the Registry of Deeds, and return it to the Conservation Commission.

Note: General Condition 8 of the Order of Conditions requires the applicant, prior to commencement of work, to record the final Order (or in this case, the Extension Permit for the Order of Conditions) in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, it shall be noted in the Registry's Granter Index under the name of the owner of the land upon which the proposed work is to be done. In the case of registered land, it shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done.

Detach this page and submit it to the Conservation Commission prior to the expiration of the Order of Conditions subject to this Extension Permit.

To:

Conservation Commission

Please be advised that the Extension Permit to the Order of Conditions for the project at:

Project Location

DEP File Number

has been recorded at the Registry of Deeds of:

County

for:

Property Owner

and has been noted in the chain of title of the affected property in accordance with General Condition 8 of the original Order of Conditions on:

Date

Book

Page

If recorded land the instrument number which identifies this transaction is:

Instrument Number

If registered land, the document number which identifies this transaction is:

Document Number

Signature of Applicant