

February 4, 2026

Town of Ashland
Office of Conservation
101 Main Street,
Ashland MA 01721

**Re: Application for Stormwater Management Permit (SMP)
Ballard and Highland Road, Ashland MA
Applicant: Depietri Group LLC**

Dear Ashland Conservation Commission,

On behalf of Depietri Group LLC, we are submitting the attached Application for Stormwater Management Permit (SMP) on the proposed site. The following materials are attached with this cover letter to form a complete SMP package for the proposed project.

1. Application for a Stormwater Management Permit (SMP)
2. Applicant Checklist for SMP
3. Project Narrative Summary
4. Stormwater Management Report – Bound Separately
5. Highland Rd and Ballard Rd Proposed Development Plans – Bound Separately
6. Certified List of Abutters – Requested from Assessors Office (Email)
7. Notifications to Abutters Letter Sample
8. Application Fee (Multifamily) – Check Copy
9. Permit Supporting Documentation

Project Summary

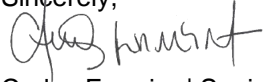
The Ballard Road and Highland Road Development Project proposes the improvement of a private ways that were created in the 1950 subdivision plan to serve nine new residential dwellings within the Town of Ashland Residential “A” Zoning District. The project site is generally higher in elevation along the western portion and transitions to lower elevations toward the eastern portion, with the central area remaining relatively level. The proposed private roadways will connect to Upland Road, where existing municipal sewer, water, electrical, and drainage utilities are available. The project will include the installation of new private water and sewer mains within Ballard Road and Highland Road to serve the proposed residences. There are no observed environmental protection areas, wetland resource areas, surface water features, or associated buffer zones within the project development area.

The proposed stormwater management system has been designed in accordance with the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards and the Town of Ashland Stormwater Management Regulations. The stormwater design utilizes infiltration-based best management practices, including subsurface infiltration systems for roof runoff, an infiltration basin for runoff from Highland Road, and infiltration galleys for runoff from Ballard Road. These

practices are designed to provide required water quality treatment and peak flow attenuation for the full range of design storm events, and to meet or exceed the required water quality volume consistent with MassDEP standards and local regulations.

Please do not hesitate to call me on mobile (617) 560-0778 if there are any questions or additional information is required.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carlos Ferreira', written over a light blue horizontal line.

Carlos Ferreira | Senior Vice President

ATTACHMENT 1

Application for Stormwater Management Permit

STORMWATER MANAGEMENT

343 Attachment 1

Application for a Stormwater Management Permit

SMP# _____

Refer to the "Stormwater Management Regulations" available from the Conservation Commission for details on the information and fees required for this application. Contact the Commission at 508-881-0100 x 656 with any questions concerning the Regulations. Incomplete applications may be denied.

Please type or print your application.

- 1. Location and Street Address of Site Highland Road & Ballard Road, Ashland, MA
Name of Proposed Development Highland Rd and Ballard Rd Proposed Development Plans
- 2. Applicant's Name: Depietri Group LLC
Address: 118 Turnpike Road, Southborough, MA, 01772
Telephone _____
- 3. Record Owner's Name: Deborah M. Schuepbach, Jean M. Robertson and Sue E. Robertson.
Address: Co-Trustees of the Robertson Nominee Trust.
Telephone _____
- 4. Zoning District(s) of Parcel(s) Residential A
Town Atlas Map(s)/ Parcel Number(s) Map 9, Parcels 199, 200, 201, 202, 203, 204, 205, 206, 207, 250, 255, 256, 257.
- 5. a) Total Area of Development 4.88 ac. b) Total Area of Land Disturbed 4.18 ac.
c) Total area of land disturbed with slope of 15% of greater 1.36 ac. d) Percent of impervious land 1.37 ac.
e) Total gross floor area of buildings proposed 22,950 S.F.
f) Method of sewage disposal Municipal Sewer connection through Upland Road
- 6. Deed Book & Page number(s) or Land Court Certificate number(s): --- Bk 51534 Pg 403

The undersigned hereby apply to the Conservation Commission for a public hearing and an SMP under the Bylaw.

The undersigned hereby certify that the information on this application and plans submitted herewith is correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of his/her knowledge. The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

[Signature]
Signature of Petitioner(s)

Signature of Petitioner(s)

01/29/2026

Date

RECORD OWNER'S KNOWLEDGE AND CONSENT

I hereby assert that I have knowledge of and give my consent to the application presented above.

[Signature]
SUE E ROBERTSON

XXXXX CODE

Signature of Record Owner(s)

Signature of Record Owner(s)

Date

ATTACHMENT 2

Applicant Checklist for Stormwater Management Permit



Town of Ashland, *Office of Conservation*

Applicant Checklist for SMP

This checklist is meant as guide when preparing a permit application for a Stormwater Management Permit (SMP) for the Ashland Conservation Commission. This procedure is meant to accommodate for a remote meeting procedure, where applicants and attendees access the Conservation Commission hearing online via zoom. This checklist is pursuant to Chapter 343 Section 7.6, please refer to this section for further requirements and specific descriptions for each item on this checklist.

- 1: **Application:** Submit 2 paper copies and 1 digital copy of all materials. ***No spiral bindings, comb bindings, or equivalent.***

- 2: **Narrative:** Detailing the existing and proposed work, a list of other necessary permits (federal, state and local), the stormwater management plan, inspections and maintenance agreements, a description on how calculations were derived and which methods were used (see number 7.), construction sequencing, and a land use description. Make 1 copy
[See Attachment 3 on the Transmittal Letter for reference](#)

- 3: **Other Permits:** An electronic copy (pdf) of all other permits obtained for your project that were issued by other town departments/boards, state, and federal agencies.
[See Attachment 3 on the Transmittal Letter for reference](#)

- 4: **Site Plans** Make 2 copies and submit CAD files and shapefile georeferenced to NAD State Plane 83 in feet. Size to submit are 11x17", or Arch D. Additional plans may be requested depending on details and scope of your plan.
 - a. **Wellhead protection zones**, and the location of **nearest public wells and private wells** on abutting properties *with distance and direction to them*. [See Figure 4 on the Stormwater Report](#)
 - b. **Total lot area and areas of Floodplain District** (Section 282-36 of the Ashland Town Code), and wetlands [Not Applicable, See Figure 5 on the Stormwater Report](#)
 - c. **Existing conditions and proposed conditions** of the site in *percent and square feet of the impervious cover, open space, undisturbed open space, and limits of clearing and disturbance should be included*. [See Existing Conditions Plan and Sheet C-111 Layout and Materials Plan on the Plan Set](#)
 - d. **Natural features:** water bodies, wetlands, floodplain, natural drainage courses, ledge outcropping, vegetation, and soils. [Not Applicable, refer to Existing Conditions Plans for reference](#)
 - e. **Existing and proposed structures and impervious cover** [See Sheet C-111 Layout and Materials Plan](#)
 - f. **Pre- and post-development topography** in 2-ft contours [See Existing Conditions Plan and C-121 Grading and Drainage Plan on the Plan Set for Reference](#)

See Soil Logs on Appendix C of the Stormwater Report or on Sheet C-121 Grading and Drainage for reference

g. **Test pit locations and information to demonstrate the groundwater elevation** in areas *where stormwater runoff is proposed to be infiltrated into the ground*. There shall be a **least two feet of separation** from the bottom of the infiltration device, to the maximum elevation of groundwater.

h. **Shortest distance between the existing and proposed areas** on site *to the surface and estimated seasonal high groundwater* See Construction Details Sheet on the Plan Set for reference

i. **Stormwater management**, showing the location and elevations of the BMPs

j. **Erosion, and sedimentation control** BMPs. Note – ***NO HAY BALES!*** See C-101 on the Plan Set for reference

k. **Existing and proposed water supply** on site if applicable. See Existing Conditions Plan and C-131 Utility Plan for reference

l. **Existing Construction Detail Sheet**- details for site drainage and management.

5. Calculations: 1 copy.

a. Drainage Calculations based on NOAA Atlas 14 precipitation data (see 343-7.6.12) [See Attachment 4 - Stormwater Report for reference](#)

b. Earth Removal/Fill calculations (See 343.13) [See Appendix G of the Stormwater Report](#)

c. Hydrologic and hydraulic design calculations and report (see 343-7.6.16 (c)) 7: [See Attachment 4 - Stormwater Report for reference](#)

6. Emergency Response Plan: Make 1 copy (see 343-7.6.15) **N/A**

7. Stormwater Plan: a plan stamped by a Qualified Professional, containing the information outlined in 343-7.6.16 (b). Make 1 copy [refer to C-121 Grading and Drainage plan as part of Plan Set + figure on the O&M](#)

8. Operation and Maintenance Plan: Make 1 copy. See c. 343-7.16.17.1 [refer to O&M figure](#)

9. Certified List of Abutters: Get a certified list of abutters from the Assessor's Office. Make 1 copy.

10. Application Fee: copies of the check, make 1 copy. The fees are itemized below:

a. Basic Residential- \$100.00

b. Subdivision or Multifamily- \$500.00

c. Commercial Application- \$750.00

11. Submit all items above to the Ashland Conservation Commission, through its Agent. The Agent will provide a copy to the Town Clerk. Submit a pdf of all documents and plans as outline to bsolomon@ashlandmass.com and schrisafideis@ashlandmass.com.

12. You will receive hearing date and time from the Conservation Agent. (You will also receive a date and time for a pre-hearing site visit). Note that we have 60 days to review the application before posting the hearing date. We post the legal notice, and the Applicant gets billed by Gatehouse Media.

13. Notify Abutters: Notify abutters (via certified mail) within five business days of the scheduled hearing. Notification must include information on the public hearing.

See Appendix N of the Stormwater Report for reference

ATTACHMENT 3

Project Narrative Summary

February 4, 2026

Town of Ashland
Office of Conservation
101 Main Street,
Ashland MA 01721

Re: Application for Stormwater Management Permit (SMP)
Project Narrative
Ballard and Highland Road, Ashland MA
Applicant: Depietri Group LLC

The proposed project is located within the Town of Ashland and consists of the redevelopment of previously subdivided but largely undeveloped residential land. The site is part of an historic subdivision created in the nineteen fifties and is zoned for residential use in accordance with the Town of Ashland Zoning Bylaws. Existing conditions include vacant land with paper road layouts identified as Highland Road, Ballard Road, and Marietta Road. Ballard Road currently contains an existing driveway serving the single-family residence at Eight Ballard Road. Site topography generally slopes from the western portion of the site toward the east, with existing stormwater runoff ultimately discharging to closed municipal drainage systems located along Fountain Street and Upland Road. Existing conditions and drainage patterns are further documented in Sections 1.1 and 2.5 of the Stormwater Management Report.

The proposed development includes the improvement of private ways that were created in the 1950 subdivision plan named Highland Road and Ballard Road. Marietta Road will be discontinued, allowing for the creation of two additional residential parcels. This Approval Not Required (ANR) plan and application has been submitted to the Ashland Planning Board. The project will result in a total of nine single family residential lots, consisting of six parcels along Highland Road and three parcels along Ballard Road. The proposed grading plan generally maintains the existing west to east drainage pattern, with stormwater runoff ultimately conveyed to existing closed drainage systems located within Upland Road. All stormwater generated within the project development area will be fully managed by the proposed stormwater management system. The stormwater management design provides attenuation of both peak flow rates and runoff volumes in compliance with the Massachusetts Department of Environmental Protection Stormwater Management Standards. Additional details are provided in Sections 1.2 and 2.6 of the Stormwater Management Report.

Hydrologic and hydraulic analysis were performed using HydroCAD Version Ten software. Runoff calculations were developed using the Soil Conservation Service Technical Release Twenty methodology, and hydraulic capacity analysis were completed using Manning's Equation. Input parameters were based on data obtained from the Natural Resources Conservation Service Soil Survey of Middlesex County, subsurface explorations performed by MP Design Consultants, and precipitation data published by the National Oceanic and Atmospheric Administration. Stormwater performance was evaluated for the two year, ten year, twenty five year, fifty year, and one hundred year twenty four hour storm events in accordance with the Massachusetts Department of Environmental Protection Stormwater Management Policy. Additional details are provided in the Stormwater Management Report.

A construction sequence has been established to minimize erosion and sedimentation during site disturbance. Measures include the installation of stabilized construction entrances, erosion control barriers, inlet protection, phased earthwork activities, early installation of stormwater infrastructure, building construction, final grading, site stabilization, and the removal of temporary erosion controls once disturbed areas achieve a minimum of seventy percent stabilization. The full construction sequence is illustrated on

Sheet C-501 of the project plan set and summarized within the Stormwater Management Report.

The project will require local board approvals including a Stormwater Management Permit, included in this package. In addition, coverage under the United States Environmental Protection Agency National Pollutant Discharge Elimination System Construction General Permit will be obtained, and a Stormwater Pollution Prevention Plan will be prepared and implemented. Long term operation, inspection, and maintenance of all stormwater management facilities will be governed by recorded Operation and Maintenance Agreements. The operation and maintenance, including sample documentation, is included in Appendix L of the Stormwater Management Report.

The proposed stormwater management system provides full control of runoff generated within the project development area, maintains to the extent possible existing drainage patterns, and reduces the potential for erosion or scour to abutting properties and downstream infrastructure. The design complies with applicable federal, state, and local stormwater requirements and supports the orderly and environmentally responsible residential development of this site within the Town of Ashland.

ATTACHMENT 4

Stormwater Management Report

(Fully Compiled Report Bound Separately)

STORMWATER MANAGEMENT REPORT

Prepared For:

**Depietri Group LLC
Ballard and Highland Road
Ashland, MA 01721**

Prepared By:



**MP Design Consultants
118 Turnpike Road, Suite 200
Southborough, MA 01772**

Date:

February 3, 2026

Table of Contents

1	Introduction	3
1.1	Existing Conditions.....	3
1.2	Proposed Conditions.....	3
2	Stormwater Management	4
2.1	Method of Calculation	4
2.2	Sources of Data	4
2.3	Rainfall Depths.....	4
2.4	Soil Conditions	4
2.5	Existing Stormwater Management.....	5
2.5.1	Existing Watershed	5
2.6	Proposed Stormwater Management	5
2.6.1	Proposed Watershed.....	5
3	MassDEP Stormwater Management Standards	7
3.1	Standard 1 – No New Untreated Discharges.....	7
3.2	Standard 2 – Peak Rate Attenuation	7
3.3	Standard 3 – Recharge.....	8
3.4	Standard 4 – Water Quality.....	8
3.5	Standard 5 – Land Uses with Higher Potential Pollutant Loads	8
3.6	Standard 6 – Critical Areas	8
3.7	Standard 7 – Redevelopment Projects	9
3.8	Standard 8 – Construction Period Pollution Prevention and Erosion and Sedimentation Control ..	9
3.9	Standard 9 – Operations and Maintenance Plan.....	9
3.10	Standard 10 – Prohibition of Illicit Discharges.....	9
4	Conclusion.....	9

List of Tables

Table 1	Rainfall Depths	4
Table 2	Comparison of Peak Runoff Rates – Design Point 1	7
Table 3	Comparison of Peak Runoff Volumes – Design Point 1	7
Table 4	Comparison of Peak Runoff Rates – Design Point 2	8
Table 5	Comparison of Peak Runoff Volumes – Design Point 2	8

List of Appendices

Appendix A – Figures

- Figure 1 – Site Locus Map
- Figure 2 – Pre-Construction Drainage Figure
- Figure 3 – Post-Construction Drainage Figure
- Figure 4 – Public Water Supplies Figure
- Figure 5 – Floodplain District Figure

Appendix B – NOAA Rainfall Depths

Appendix C – Subsurface Exploration Data

Appendix D – MassDEP Checklist for Stormwater Report

Appendix E – HydroCAD Reports

Appendix F – Pipe Hydraulics Calculations

Appendix G – Riprap Sizing Calculations

Appendix H – Recharge Calculations

Appendix I – Drawdown Calculations

Appendix J – Water Quality Calculations

Appendix K – TSS Removal Calculations

Appendix L – Long-Term Pollution Prevention Plan (LTPP) and Stormwater Operation & Maintenance Plan

Appendix M – Illicit Discharge Compliance Statement

1 Introduction

This Stormwater Management Report, prepared in accordance with Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards and the City of Ashland Stormwater Management Standards, summarizes the Stormwater Management Plan and associated analyses for the proposed subdivision development located at Highland Road and Ballard Road off Upland Road in Ashland, Massachusetts. A United States Geological Survey (USGS) Site Locus Map is provided as Figure 1 in Appendix A.

This stormwater report provides an analysis comparing the pre-development watershed condition to the post-development watershed figures provided as Figure 2 Pre-development and Figure 3 Post-development in Appendix A. This analysis is achieved through the surface runoff rates and volumes calculations described further in the comparison tables. Post-development calculations are accomplished through the implementation of stormwater managements strategies to address all stormwater standards.

The following sections describe the existing and proposed stormwater management strategies. The report will further analyze the stormwater implementation and summarize compliance with applicable stormwater regulations.

1.1 Existing Conditions

The project site is currently vacant on mostly undeveloped land. The subject area is comprised of mostly undeveloped wooded land. Total area is approximately 212,505.57 Square Feet (SF) or 488 Acres combined. The total impervious area is 10,294 SF. The subject area is located within the Residential A (RA) zoning district.

The topography generally slopes towards the east where stormwater eventually reaches. Elevations range from 268 located at the west side of the project development area to 185 located to the east of the project development area, elevations referenced to the North American Vertical Datum of 1988 (NAVD88). Stormwater runoff from the project development area flows towards the east and into the abutting properties facing Fountain Street without any stormwater management practice.

1.2 Proposed Conditions

The design of the proposed stormwater management system is to collect, treat and infiltrate runoff from the impervious areas. Impervious areas on the site include two private ways, retaining walls, nine houses and their respective driveways on the proposed development area. The project has a combined roof area of 17,424 SF and total impervious area of 59,791 SF.

Impervious area runoff is effectively managed by an infiltration basin, outlet control structures, subsurface infiltration chambers and concrete galleys. Runoff from the new paved roads will be collected by the closed drainage system to eventually reach the infiltration chambers through HDPE pipes. Roof runoff is collected in gutters and downspouts and are all directed to the individual lots Subsurface Cultec Recharger, the runoff from the driveways is directed to the infiltration basin and to the concrete galleys eventually.

2 Stormwater Management

2.1 Method of Calculation

The hydrologic model was created and calculated with HydroCAD®, Version 10.0 software, developed by HydroCAD® Software Solutions LLC, to analyze the hydrology of the Project Site. Hydraulic calculations were performed utilizing the SCS TR-20 Method to determine contributing flows, and the Manning's Equation to determine pipe flows.

2.2 Sources of Data

The following sources of data were used for the hydrologic and hydraulic calculations:

- Soil Conservation Service (SCS) Technical Release No. 20 (TR-20)
- Natural Resources Conservation Service (NRCS) Soil Survey of Middlesex County, Massachusetts
- Subsurface Explorations by MP Design Consultants
- NOAA Precipitation Frequency Estimates

2.3 Rainfall Depths

In accordance with MassDEP Stormwater Management Policy and the National Oceanic and Atmospheric Administration (NOAA) Atlas 14, Volume 10, Version 3 the 2-, 10-, 25-, 50- and 100-year, 24-hour storm events were analyzed. Table 1 indicates the rainfall depths used for each storm event, refer to Appendix B – NOAA Rainfall Depths.

Table 1 **Rainfall Depths**

Storm Event	NOAA
2-Year, 24-Hour	3.34"
10-Year, 24-Hour	5.23"
25-Year, 24-Hour	6.40"
50-Year, 24-Hour	7.27"
100-Year, 24-Hour	8.22"

2.4 Soil Conditions

NRCS Soil Survey of Middlesex County, Massachusetts indicates that soils onsite consist of the following:

- 251B-Haven silt loam, 3-8% slope
- 307B-Paxton fine sandy loam, extremely stony, 0-8% slope
- 307D-Paxton fine sandy loam, extremely stony, 15-25% slope
- 416b-Narragansett silt loam, very stony, 3-8% slopes
- 416C-Narragansett silt loam, very stony, 8-15% slope

Subsurface exploration consisting of 18 test pits has been performed by MP Design Consultants. Based on subsurface explorations, soil conditions at these locations consist of fine sandy loam and canton complex. The NRCS Web Soil Survey and FORM 11 – Soil Suitability Assessment prepared by Chris Stanton is provided in Appendix C – Subsurface Exploration Data.

2.5 Existing Stormwater Management

The current project site does not provide any naturally shaped stormwater treatment areas.

2.5.1 Existing Watershed

Under existing conditions, the site has 2 Sub-catchment areas, Drainage Area E-1 (Refer to Appendix A - Figure 2 Pre-Development).

There are 2 points of analysis from the site:

- Design Point DP-1 – All the stormwater runoff from Drainage Area E-1 eventually reaches DP-1 and continues to travel through the existing undeveloped area, reaching the existing pavement on Upland Road. The flow is conveyed through wood/grass combination at the entrance of the site and then through the remaining wooded land before reaching the downslope side of Ballard Road.
- Design Point DP-2 – All the stormwater runoff from Drainage Area E-2 eventually reaches DP-2 and continues to travel through the land. The flow is conveyed through wood/grass combination and then through the remaining wooded land.

Drainage Area E-1: Consists of grass and wooded area and existing houses. Within the drainage area the elevations range from 268 located at the west portion of the drainage area to 195 along the eastern border of the drainage area.

Drainage Area E-2: Consists of grass and wooded area of the proposed development area. Within the drainage area the elevations range from 268 located at the west portion of the drainage area to 184 along the eastern border of the drainage area.

2.6 Proposed Stormwater Management

The proposed project incorporates a stormwater management system that meets the guidelines in the 2008 MassDEP Stormwater Management Policy. Stormwater quality and quantity on the Site will be managed by implementing a series of best management practices (BMPs) that will include deep sump drainage structures, infiltration basin, concrete galleys and subsurface infiltration chambers. The proposed infiltration Basin BMP is anticipated to remove a minimum of 80 percent of total suspended solids (TSS) from stormwater runoff, maintain the peak flow rates of stormwater runoff, and maintain the recharge rates to groundwater, as described in the MassDEP Stormwater Standards section of this report.

2.6.1 Proposed Watershed

Under proposed conditions, the site is divided into 14 Sub-catchment areas, Drainage Areas P1, P2, P3, P4, P5, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9 (Refer to Appendix A - Figure 3 Post-Development).

There are 2 points of analysis for the site:

- Design Point DP-1 – Located at the entrance of the site through Ballard Road. This design point collects runoff through offsite areas that were previously untreated. It also acts as an emergency overflow for stormwater management best management practices for the runoff from private ways and houses.
- Design Point DP-2 – Located behind the proposed developments in Ballard Road. Runoff from houses and lawn area is directed toward this point through the proposed grading.

Drainage Area P1: Consists of the offsite runoff that ultimately will be directed through pipes and grading to DP-1.

Drainage Area P2: Consists of runoff from the proposed developments lawns and private way on Highland Road that will be directed to the proposed infiltration basin and ultimately to the concrete galleys through the proposed drainage system.

Drainage Area P3: Consists of runoff from the proposed developments lawns and private way on Ballard Road that will be directed to the concrete galleys through the proposed drainage system.

Drainage Area P4: Consists of the offsite runoff that ultimately will be directed through swales to the proposed drainage system which directs runoff to the proposed infiltration basin and ultimately to the concrete galleys.

Drainage Area P3: Consists of runoff from the remaining lawn area on the proposed developments.

Drainage Area R-1: Consists of the proposed roof runoff for one of the houses with 1776 S.F. of area. Stormwater from this drainage area is directed through gutters and downspouts to the subsurface infiltration. See Figure 3 in this report for reference.

Drainage Area R-2: Consists of the proposed roof runoff for one of the houses with 1776 S.F. of area. Stormwater from this drainage area is directed through gutters and downspouts to the subsurface infiltration. See Figure 3 in this report for reference.

Drainage Area R-3: Consists of the proposed roof runoff for one of the houses with 1776 S.F. of area. Stormwater from this drainage area is directed through gutters and downspouts to the subsurface infiltration. See Figure 3 in this report for reference.

Drainage Area R-4: Consists of the proposed roof runoff for one of the houses with 1776 S.F. of area. Stormwater from this drainage area is directed through gutters and downspouts to the subsurface infiltration. See Figure 3 in this report for reference.

Drainage Area R-5: Consists of the proposed roof runoff for one of the houses with 1776 S.F. of area. Stormwater from this drainage area is directed through gutters and downspouts to the subsurface infiltration. See Figure 3 in this report for reference.

Drainage Area R-6: Consists of the proposed roof runoff for one of the houses with 2496 S.F. of area. Stormwater from this drainage area is directed through gutters and downspouts to the subsurface infiltration. See Figure 3 in this report for reference.

Drainage Area R-7: Consists of the proposed roof runoff for one of the houses with 2496 S.F. of area. Stormwater from this drainage area is directed through gutters and downspouts to the subsurface infiltration. See Figure 3 in this report for reference.

Drainage Area R-8: Consists of the proposed roof runoff for one of the houses with 1776 S.F. of area. Stormwater from this drainage area is directed through gutters and downspouts to the subsurface infiltration. See Figure 3 in this report for reference.

Drainage Area R-9: Consists of the proposed roof runoff for one of the houses with 1776 S.F. of area. Stormwater from this drainage area is directed through gutters and downspouts to the subsurface infiltration. See Figure 3 in this report for reference.

3 MassDEP Stormwater Management Standards

The ten (10) MassDEP Stormwater Management Standards provided in the Stormwater Management Policy and Massachusetts Wetlands Protection Act relate to the protection of wetlands and water bodies, control of water quantity, recharge to groundwater, water quality and protection of critical areas, erosion/sedimentation control and stormwater maintenance. The MassDEP Checklist for Stormwater Report is provided in Appendix D, and the following sections summarize the Project's compliance with the Stormwater Management Standards.

3.1 Standard 1 – No New Untreated Discharges

The Project complies with Standard 1. No new point source discharges of untreated stormwater to or causing erosion in resource areas are proposed as part of the project. Stormwater discharge velocities for the project are mitigated by stone for pipe ends at various locations.

3.2 Standard 2 – Peak Rate Attenuation

The Project complies with Standard 2. The Project's stormwater management systems are designed so that post-development peak discharge rates do not exceed pre-development discharge rates for the 2-, 10-, 25-, 50- and 100-year, 24-hour storm events, and so that there will not be increased flooding impacts nor to the abutters and public closed drainage system. Refer to Appendix E – Hydrocad Reports for further detailed information.

Table 2 **Comparison of Peak Runoff Rates – Design Point 1**

Storm Event (years)	Peak Runoff (cfs)		
	Pre-Development	Post-Development	Δ
2	0.86	0.86	0.00
10	3.52	2.75	-0.77
25	5.55	4.12	-1.43
50	7.18	5.21	-1.97
100	9.05	6.44	-2.61

Table 3 **Comparison of Peak Runoff Volumes – Design Point 1**

Storm Event (years)	Peak Runoff Volume (af)		
	Pre-Development	Post-Development	Δ
2	0.101	0.086	-0.015
10	0.305	0.232	-0.073
25	0.460	0.339	-0.121
50	0.585	0.449	-0.136
100	0.730	0.717	-0.013

Table 4 Comparison of Peak Runoff Rates – Design Point 2

Storm Event (years)	Peak Runoff (cfs)		
	Pre-Development	Post-Development	Δ
2	0.01	0.00	-0.01
10	0.40	0.06	-0.34
25	1.45	0.40	-1.05
50	2.66	0.66	-2.00
100	4.48	1.12	-3.36

Table 5 Comparison of Peak Runoff Volumes – Design Point 2

Storm Event (years)	Peak Runoff Volume (af)		
	Pre-Development	Post-Development	Δ
2	0.003	0.000	-0.003
10	0.124	0.010	-0.114
25	0.271	0.031	-0.240
50	0.408	0.049	-0.359
100	0.582	0.074	-0.508

3.3 Standard 3 – Recharge

The Project complies with Standard 3. The proposed stormwater management system incorporates the use of Subsurface Infiltration Systems to provide the required groundwater recharge. Refer to Appendix H for Recharge Calculations.

3.4 Standard 4 – Water Quality

The Project complies with Standard 4. The incorporation of the described stormwater best management practices (BMPs) will achieve a minimum cumulative Total Suspended Solids (TSS) removal rate of 80%, refer to Appendix I – TSS Removal Calculations. Refer to Appendix J for Water Quality Calculations and Appendix L for a copy of the Long-Term Pollution Prevention and Stormwater Operation & Maintenance Plan.

3.5 Standard 5 – Land Uses with Higher Potential Pollutant Loads

Standard 5 is not applicable to the Project. The Project is not considered a Land Use with Higher Potential for Pollutant Loads (LUHPPL) as defined in the Massachusetts Stormwater Handbook.

3.6 Standard 6 – Critical Areas

Standard 6 is not applicable to the Project. The Project does not discharge stormwater to a critical area as defined in the Massachusetts Stormwater Handbook.

3.7 Standard 7 – Redevelopment Projects

Standard 7 is not applicable to the Project. The Project does not qualify as a redevelopment project or other project subject to the Standards only to the maximum extent practicable.

3.8 Standard 8 – Construction Period Pollution Prevention and Erosion and Sedimentation Control

The project complies with Standard 8. The Project will result in the disturbance of greater than one (1) acre of land and requires coverage under the U.S. EPA National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges from Construction Activities (CGP). In support of coverage, a project-specific Storm Water Pollution Prevention Plan (SWPPP) will be prepared, and a Notice of Intent will be submitted to the EPA prior to commencement of construction activities.

The SWPPP will be prepared describing the specific practices, installation methods and inspection requirements for temporary and permanent erosion prevention and sediment control practices. The SWPPP will follow the template developed by the U.S. EPA and will be filed with the Plainville Conservation Commission. At a minimum, the SWPPP will include the following measures:

- Minimize the extent and time of disturbed areas and exposed soils.
- Provide perimeter sedimentation control.
- Minimize sediment track out with stabilized construction exits.
- Dedicated concrete washout areas.
- Control discharges from soil stockpiles.
- Minimize dust and soil compaction.
- Temporary stormwater management practices including basins, traps, and swales.
- Dewatering requirements.
- Temporary and permanent stabilization requirements including seeding, mulching, and matting.
- Good housekeeping pollution prevention measures.
- Maintenance, inspection, recordkeeping, and reporting requirements.

3.9 Standard 9 – Operations and Maintenance Plan

The Project complies with Standard 9. An Operations and Maintenance Plan to be implemented by the owner and its staff to ensure that stormwater management systems function as designed is provided in Appendix L.

3.10 Standard 10 – Prohibition of Illicit Discharges

The Project complies with Standard 10. There are no known or designed illicit discharges on the project site. An Illicit Discharge Compliance Statement is provided in Appendix M.

4 Conclusion

The Stormwater Management Plan addresses both the quantity and quality of stormwater runoff from the Project Site and conforms to the ten (10) MassDEP Stormwater Management Standards and Town of Ashland Stormwater Regulations. The Project will not have a negative impact on the surrounding areas and will install stormwater BMPs to mitigate peak runoff rates while providing adequate recharge and treatment of stormwater runoff.

ATTACHMENT 5

Highland Rd and Ballard Rd

Proposed Development Plans

(Bound Separately)

ATTACHMENT 6

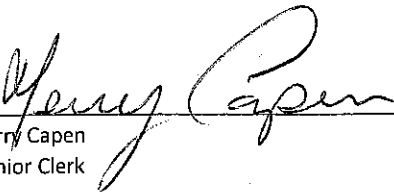
Assessors Certified List Abutters

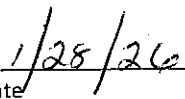
January 28, 2026

To The Conservation Commission
Ballard and Highland Roads
Abutters To Maps 9 and 10

PARCEL ID	PARCEL ADDRESS	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
014/009.0-0196-0000.0	3 UPLAND RD	DE SOUZA ELI PAULO		3 UPLAND RD	ASHLAND	MA	01721
014/009.0-0197-0000.0	5 UPLAND RD	SCARZELLO MATTHEW	KELSEY SCARZELLO	5 UPLAND RD	ASHLAND	MA	01721
014/009.0-0197-0000.0	9 UPLAND RD	TESSICINI PETER M	ROBERTA A TESSICINI	9 UPLAND RD	ASHLAND	MA	01721
014/009.0-0208-0000.0	29 UPLAND RD	JONES AMANDA DIANE	REID JAMES JONES	29 UPLAND RD	ASHLAND	MA	01721
014/009.0-0209-0000.0	41 UPLAND RD	ADVOCATES INC		1 KENDALL ST	FRAMINGHAM	MA	01701
014/009.0-0245-0000.0	0 RIVERVIEW DR	MCKIERNAN SEAN	KELLEY MARIE MCKIERNAN	30 RIVERVIEW DR	ASHLAND	MA	01721
014/009.0-0246-0000.0	26 RIVERVIEW DR	MCDONOUGH MARIA		26 RIVERVIEW DR	ASHLAND	MA	01721
014/009.0-0247-0000.0	24 RIVERVIEW DR	MILLER DEAN R	GOODWIN KIMBERLY A	24 RIVERVIEW DR	ASHLAND	MA	01721
014/009.0-0248-0000.0	20 RIVERVIEW DR	BOTTAZZI RICHARD J	FLYNN CAROLINE E	20 RIVERVIEW DR	ASHLAND	MA	01721
014/009.0-0249-0000.0	16 RIVERVIEW DR	KRASNER MAURICE	AUGER ABIGAIL	16 RIVERVIEW DR	ASHLAND	MA	01721
014/009.0-0251-0000.0	8 BALLARD RD	MCGEE MARTIN T	KAREN M MCGEE	8 BALLARD RD	ASHLAND	MA	01721
014/009.0-0252-0000.0	15 UPLAND RD	CALAMARI ELLIOTT S	ELIZABETH L CALAMARI	15 UPLAND RD	ASHLAND	MA	01721
014/009.0-0253-0000.0	19 UPLAND RD	CHOU ALEX		19 UPLAND RD	ASHLAND	MA	01721
014/009.0-0254-0000.0	23 UPLAND RD	OSTROWSKI AMY E	ELGART JOSHUA W	23 UPLAND RD	ASHLAND	MA	01721
014/010.0-0031-0000.0	125 RIVERVIEW DR	MOHANRAJ VENKATESH		522 LOWELL ST	LEXINGTON	MA	02420
014/010.0-0035-0000.0	100 FOUNTAIN ST	ROBERTSON SUE E		100 FOUNTAIN ST	ASHLAND	MA	01721

The above reflects the latest information on our records.


Terry Capen
Senior Clerk


Date

16 parcels/abutters

ATTACHMENT 7

Notifications to Abutters Letter Sample



Town of Ashland, *Office of Conservation*

Notification to Abutters: Letter

A Stormwater Management Permit has been filed with the Ashland Conservation Commission pursuant to the Stormwater Management Bylaw (Chapter 247), and the Stormwater Management Regulations (Chapter 343), under the Town of Ashland's Town Code.

Applicant's Name: Sander Depietri
First Last
Organization: Depietri Group LLC
ORGANIZATION NAME

The proposed project is located at: Ballard Road and Highland Road in Ashland, Massachusetts.

The proposed project includes the:

The proposed project is located within the Town of Ashland and consists of the redevelopment of previously subdivided but largely undeveloped residential land. The site is part of an historic subdivision created in the nineteen fifties and is zoned for residential use in accordance with the Town of Ashland Zoning Bylaws. The proposed development includes the construction of two new private roadways within the alignments of the existing paper roads Highland Road and Ballard Road. Marietta Road will be discontinued, allowing for the creation of two additional residential parcels. The project will result in a total of nine single family residential lots, consisting of six parcels along Highland Road and three parcels along Ballard Road.

The filing may be examined at the Ashland Town Hall, 101 Main Street, by appointment during business hours on the weekdays as follows:

Monday, Tuesday, and Thursday from 8:00 am – 3:30 pm

Wednesday from 8:00 am – 6:30 pm

Note that Town Hall is closed to the public on Fridays, and is closed for most federal and state holidays. For more information, or to schedule a time to review the filing, please call 508-532-7924, and ask for the Conservation Agent. To view the filing online, you can file a Public Records Request with the Town clerk's Office. Fees may apply.

The public hearing is scheduled for Monday, February 23, 2026 At 7:05 pm (Note: all hearings are posted for 7:05 pm. Hearings are taken in order of the posted Agenda). The hearing will be held using video conferencing through Zoom. The meeting link is accessible through the posted agenda on the Town of Ashland website. Otherwise, further information of the public hearing can be obtained from the Ashland Conservation Commission.



Town of Ashland, *Office of Conservation*

Affidavit of Service

I, Marc Alencar, hereby certify under the pains and penalties of perjury that on **Notification Date**, I gave notice to abutters in compliance with Chapter 247 and chapter 343 of the Ashland Town Code in connection with a Stormwater Management Permit application, that was filed under the Ashland Stormwater Management Bylaw, and its regulations by the applicant, Sander Depietri.

Said permit application was filed with the Ashland Conservation Commission on Monday, February 23, 2026, for the property located at Ballard Road and Highland Road in Ashland, Massachusetts.

Marc Alencar

Printed Name

Signature

Date

ATTACHMENT 8

Application Fee (Multifamily) – Check Copy

SANDER ANTONIO DEPIETRI
[Redacted]

Fidelity® Cash Management Account

1/29/2026
Date

1571
80-568/1012

Pay to the
Order of

Town of Ashland

Five hundred and 00/100

\$ 500.00

Dollars



Photo
Safe
Deposit®
Details on back



Fidelity Bank, N.A.
Kansas City, MO

For Stormwater Application
[Redacted]

[Signature]

Member FDIC

ATTACHMENT 9

Permit Supporting Documentation

MATTHEW S. MARRO ENVIRONMENTAL CONSULTING

45 Lisa Drive Leominster, Ma
Phone : (978) 314-7858
Fax: (888) 435-5999
www.marro-consulting.com

January 14, 2026

Mr. Marc Alencar
MP Design Consultants
118 Turnpike Road, Suite 200
Southborough, MA 01772

Dear Sir:

I wanted to confirm that I walked the Ballard Road site in Ashland with Conservation Commission office staff. During the site visit, we walked the wetland delineation abutting subject lots.

After reviewing the wetland line in the field, staff indicated they agreed with the delineation that I marked in the field. They confirmed that no further action is required at this time, as the subject lots are not located within the buffer zone.

If you have any questions or would like to discuss next steps, feel free to reach out.

Respectfully Submitted,




Matthew S. Marro, PWS, PWTPO, CSI
Principle Consultant

Cc: File



Re: Ballard and Highland Development

From Laura Clifford <lclifford@ashlandmass.com>
Date Wed 2026-01-28 10:10
To Marc Alencar <marc.alencar@mpdconsultants.com>
Cc Eduardo Pinotti <eduardo.pinotti@mpdconsultants.com>

 3 attachments (17 MB)

8 Ballard Road - Title 5 - 2002.pdf; 8 Ballard Road - Proposed Septic Plan.pdf; 8 Ballard Road - Pump Record.pdf;

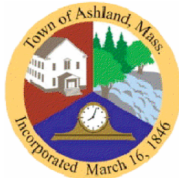
Good Morning Marc,

My apologies on the oversight on #8 Ballard, please see attached contents of our file, which includes: a proposed septic plan from 1963, a Title 5 Report from 2002, and a pump record from 1996.

Please let me know if you have any other questions.

Thank you,

Laura



Laura Clifford
Community Development & Health Department

[Town of Ashland](https://www.ashlandmass.com)

a: 101 Main Street, Ashland, MA 01721

p: 508-881-0100 x 7128

f: 508-881-0182



On Tue, Jan 20, 2026 at 2:25 PM Laura Clifford <lclifford@ashlandmass.com> wrote:

Hi Marc,

It was nice meeting you today. It appears that there are no private wells located on the abutting properties, according to our records. Checking for septic systems may be more involved. Please submit a Public Records Request through the Town Clerk's Office, and clarify the streets we should check for septic systems, are you including Riverview Drive and Fountain Street, or just Upland and Ballard Roads? Here is the link to submit the Public Records Request:

<https://ashlandmass.com/501/Public-Records>

Please let me know if you have any questions, thank you,

Laura



Laura Clifford

Community Development & Health Department

[Town of Ashland](#)

a: 101 Main Street, Ashland, MA 01721

p: 508-881-0100 x 7128

f: 508-881-0182



On Tue, Jan 20, 2026 at 11:16 AM Marc Alencar <marc.alencar@mpdconsultants.com> wrote:

Laura thanks for taking the time to speak with me today regarding this project. I would also like to know if there any septic system locations on any abutting parcels to our red line development area.

Thank you

Marc Alencar | President

Business +1 (617) 560-0778 | marc.alencar@mpdconsultants.com

MP Design Consultants | Designing and Managing Your Dream™

118 Turnpike Road, Suite 200, Southborough, MA 01772

www.mpdconsultants.com

This e-mail communication and any attachments may contain confidential and privileged information for the use of the designated recipients named above. If you are not the intended recipient, you are hereby notified that you have received this communication in error and that any review, disclosure, dissemination, distribution or copying of it or its contents is strictly prohibited. If you have received this communication in error, please notify the sender by return e-mail and delete and/or delete all copies of this communication and any attachments.

From: Marc Alencar <marc.alencar@mpdconsultants.com>

Sent: Tuesday, January 20, 2026 10:03 AM

To: lclifford@ashlandmass.com

Subject: Ballard and Highland Development

Thank you

We need information on stormwater management permit checklist section 4.a.

Thank you very much

Marc

Get [Outlook for iOS](#)

Please remember when writing or responding, the Massachusetts Secretary of State has determined that e-mail is a public record. This e-mail is intended to be conveyed only to the designated recipient(s) named above. Any use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful.