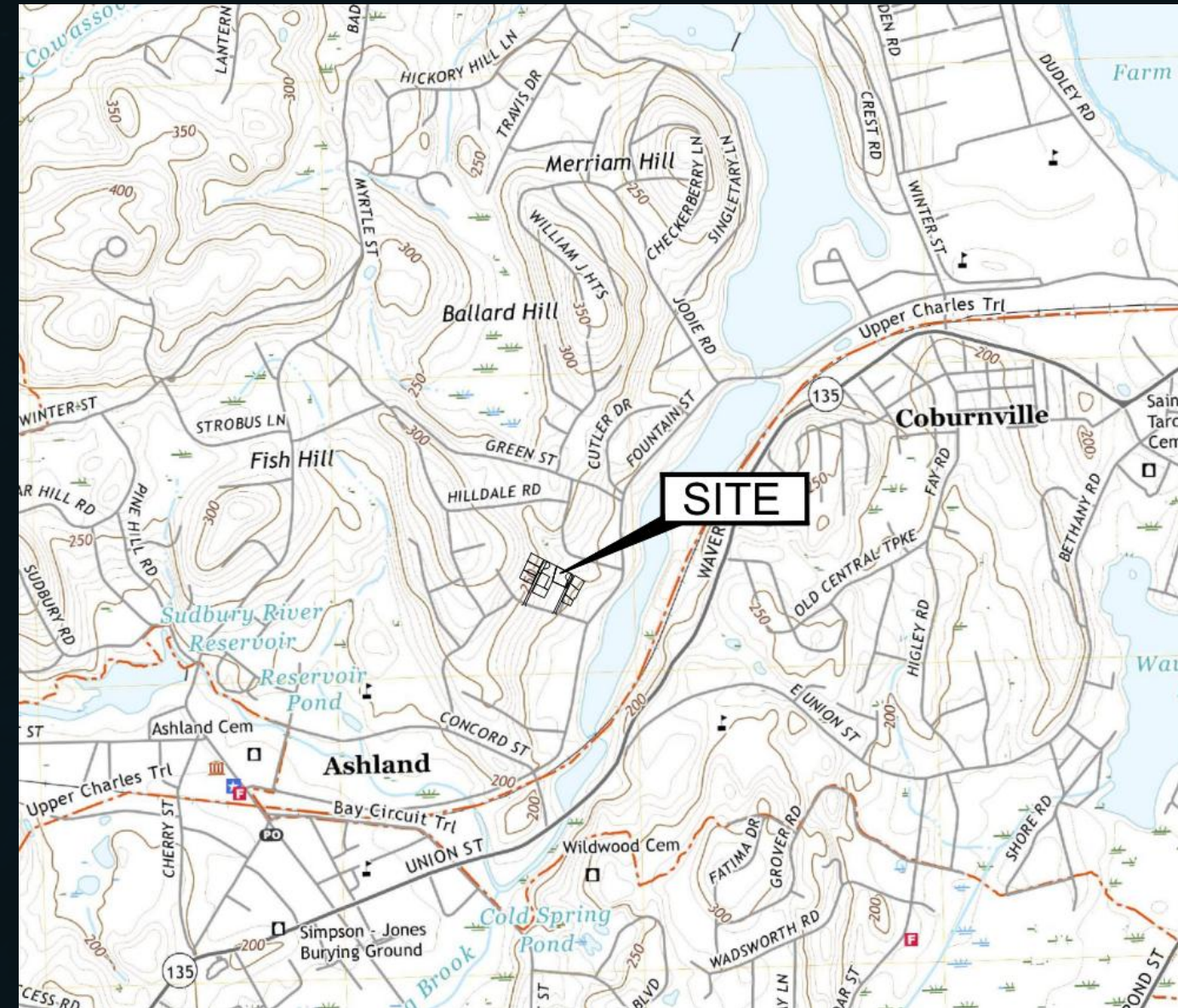


Ballard and Highland Ashland, MA

Depietri Group LLC
Sander Depietri

The Panos Law Group
Jason Panos

MP Design Consultants
Marc Alencar
Carlos Ferreira
John Grenier



Introduction

Wetland Walkthrough

1/2026: Conservation Agent walked the site with Wetland Scientist to confirm no buffer zones into our subject parcels

Approval Not Required

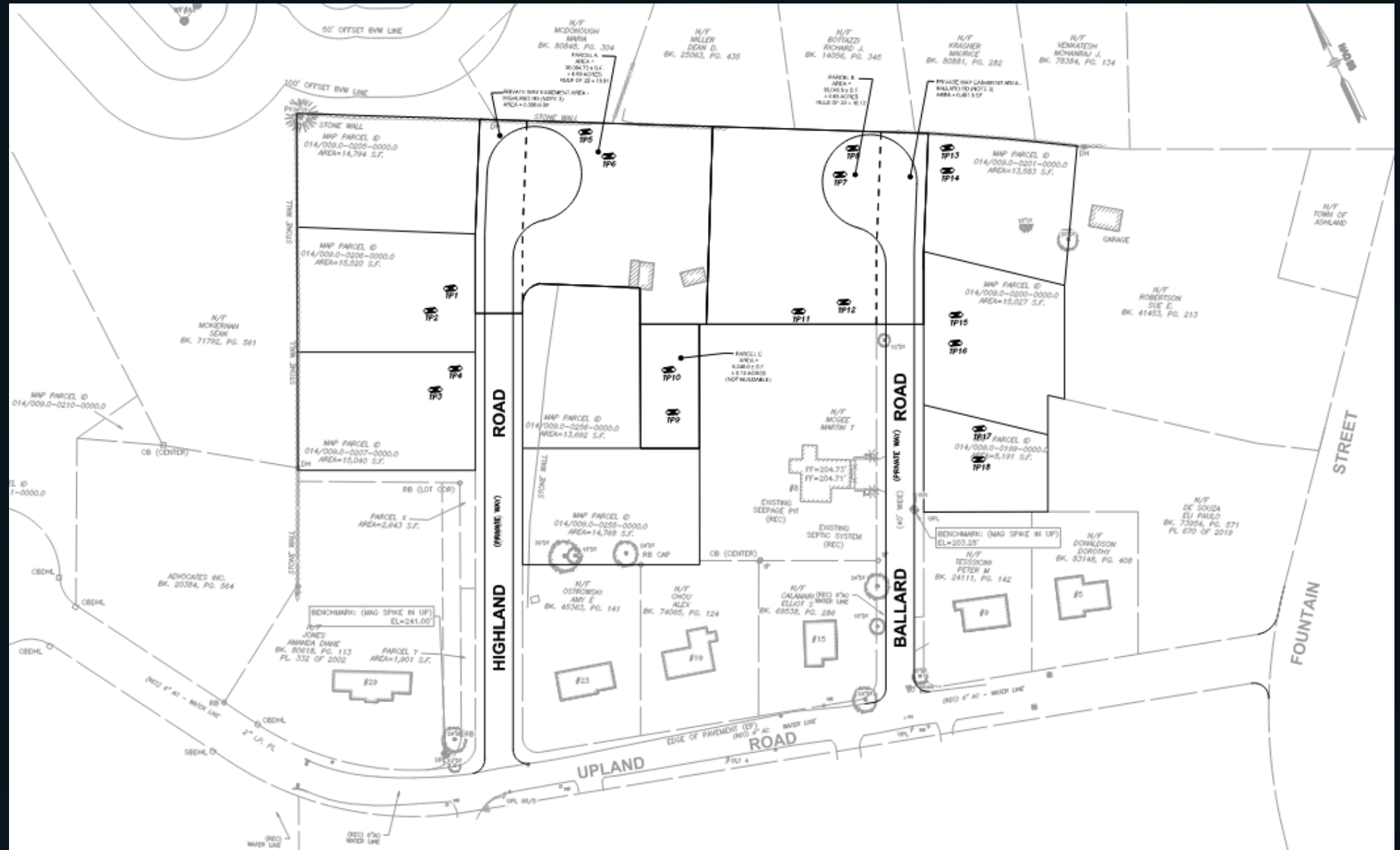
2/12/2026: Planning Board endorsed ANR plan

Fire Department

1/7/2026: Deputy Fire Chief Moraghan confirmed that the radius and width of private ways are adequate

Department of Public Works

2/18/2026: Met with DPW to review utility routing. Sewer pipe cover on Highland Road.



Stormwater Test Pits

12/2025: A total of 18 Test Pits completed and listed on appendix C of the Stormwater Report indicates the predominantly sandy soils throughout the subject development area



Google earth Pro March 2025 Aerial

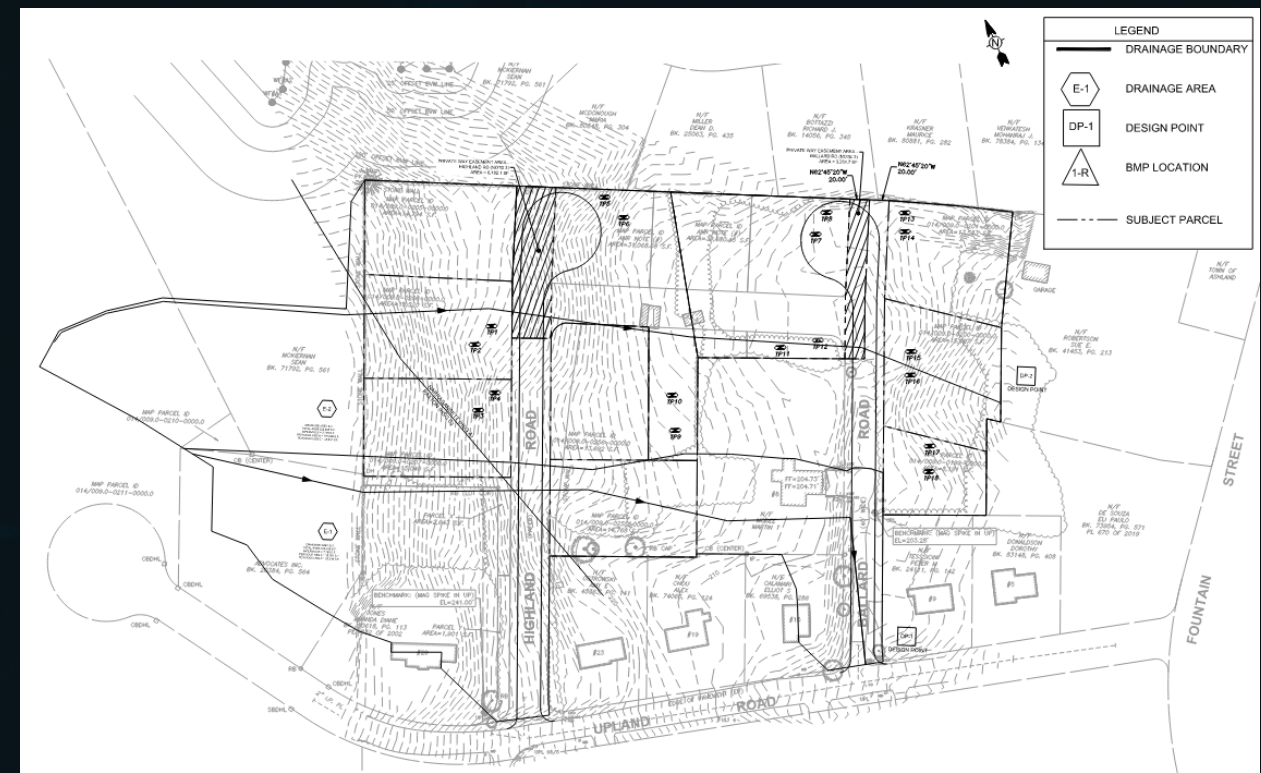


Figure 2 – Pre-Development Drainage Plan

Existing Conditions

Impervious Area

- Approximately 212,505 SF or 4.88 AC total development area
- Total impervious mostly from existing Ballard Road 10,294 SF

Terrain Slopes

- Stormwater runoff west to east
- Southern portion of the drainage area flows to town owned closed drainage system on Upland Road without any stormwater mitigation design
- Western portion of the drainage area flows to abutting properties without any energy dissipator design

Existing Soil Conditions

- Completed 18 Stormwater Test Pits to confirm adequacy of soil conditions
- TP-11 through TP-14 encountered redox
- All other TPs no redox encountered
- Overall soil type encountered were Sand, Loamy Sand and Gravelly Loamy Sand.

Existing Conditions Images



Image 1 – Upland Rd Looking West to Ballard/Highland



Existing Conditions Images



Image 2 – Upland Rd looking at Ballard Rd



Image 3 – Ballard Rd looking towards Upland Rd



Existing Conditions Images

Image 4 – Lot 19 Looking North

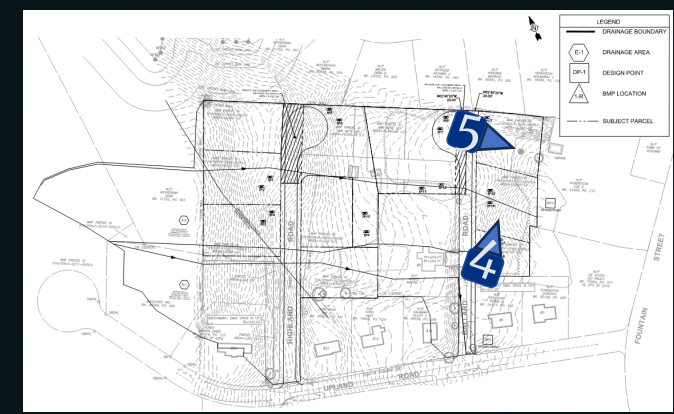


Image 5 – End of Paper Ballard Rd looking to Fountain St

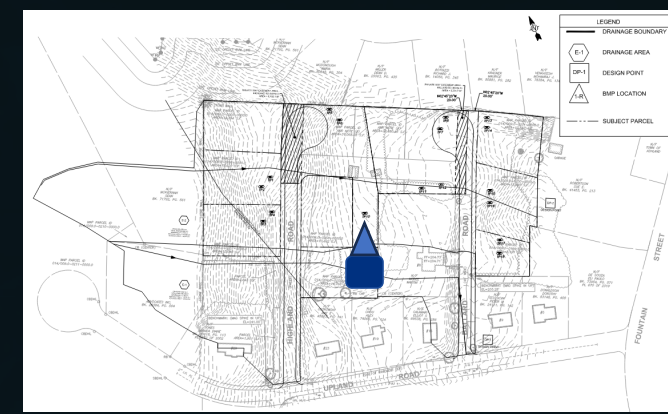


Existing Conditions Images

Image 6 – Behind 8 Ballard Rd
Looking North



Image 7 – Behind 8 Ballard Rd
Looking North



Existing Conditions Images



Image 8 – Upland Rd looking at Highland Rd entrance and Fountain St



Existing Conditions Images

Image 9 – Behind 29 Upland Rd looking East to Fountain St



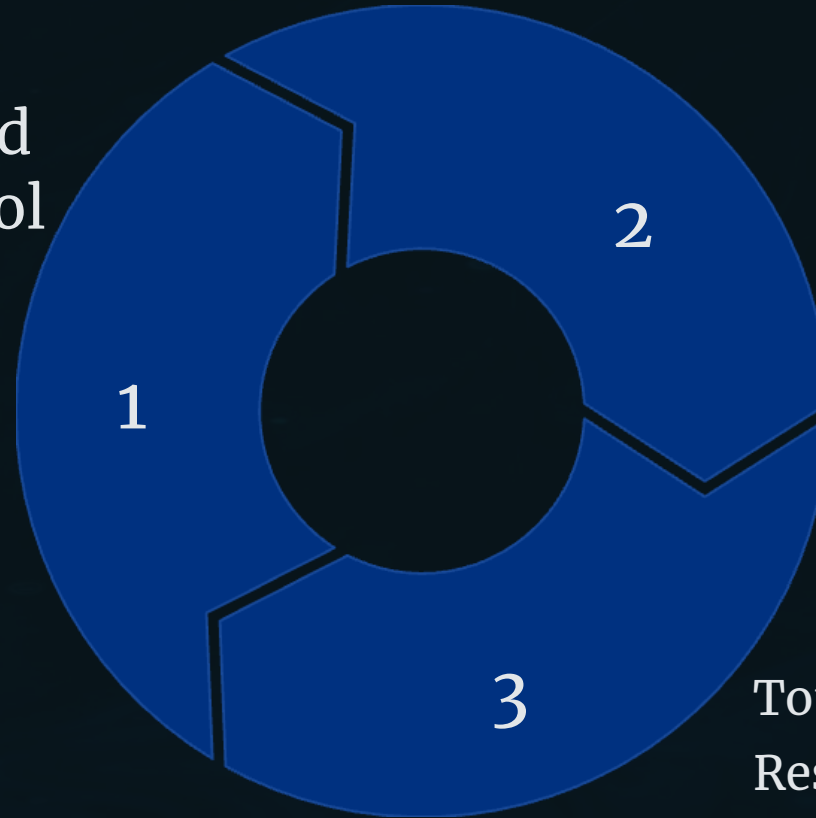
Proposed Development

Erosion and Sedimentation Control

During Construction :

Implementation of silt sacks on downstream CB, double layer linear sedimentation control on downgradient areas, Construction entrance and soil stockpile area

Stormwater Design



Highland Road:
Stormwater runoff treated by an infiltration basin (BMP #11) designed with an outlet control structure and mitigating steep slopes stormwater through a closed drainage system

Ballard Road:
Stormwater runoff treated by subsurface infiltration galleys

Project Development

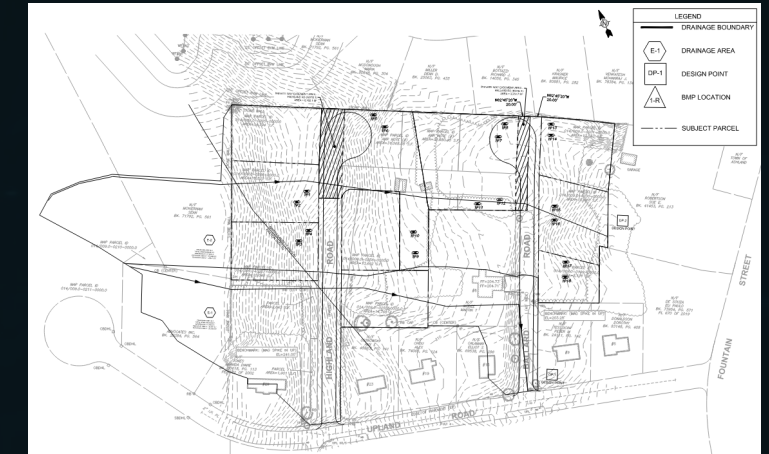
Total of 9 single family homes within Residential A District Zoning and construction of 2 new private ways

Stormwater Checklist (Refer Appendix D Stormwater Report)

- Standard 1: No New Untreated Discharges
- Standard 2: Peak Rates are all being attenuated
- Standard 3: Recharge volumes are reached
- Standard 4: Water Quality
- Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs) – not applicable
- Standard 6: Critical Areas – not applicable
- Standard 7: Redevelopment – not applicable
- Standard 8: Construction Pollutions and Erosion Control plan demonstrates compliance
- Standard 9: Operation and Maintenance Plan
- Standard 10: Prohibition of Illicit Discharges

Proposed Development Drainage Map

Figure 2 – Pre-Development Drainage Plan



Maintain to the extent practicable existing runoff characteristics while significantly improving stormwater runoff volume to abutters and containment within project development area in compliance with applicable regulations.

Overflow continues flowing to closed drainage system without affecting abutters.

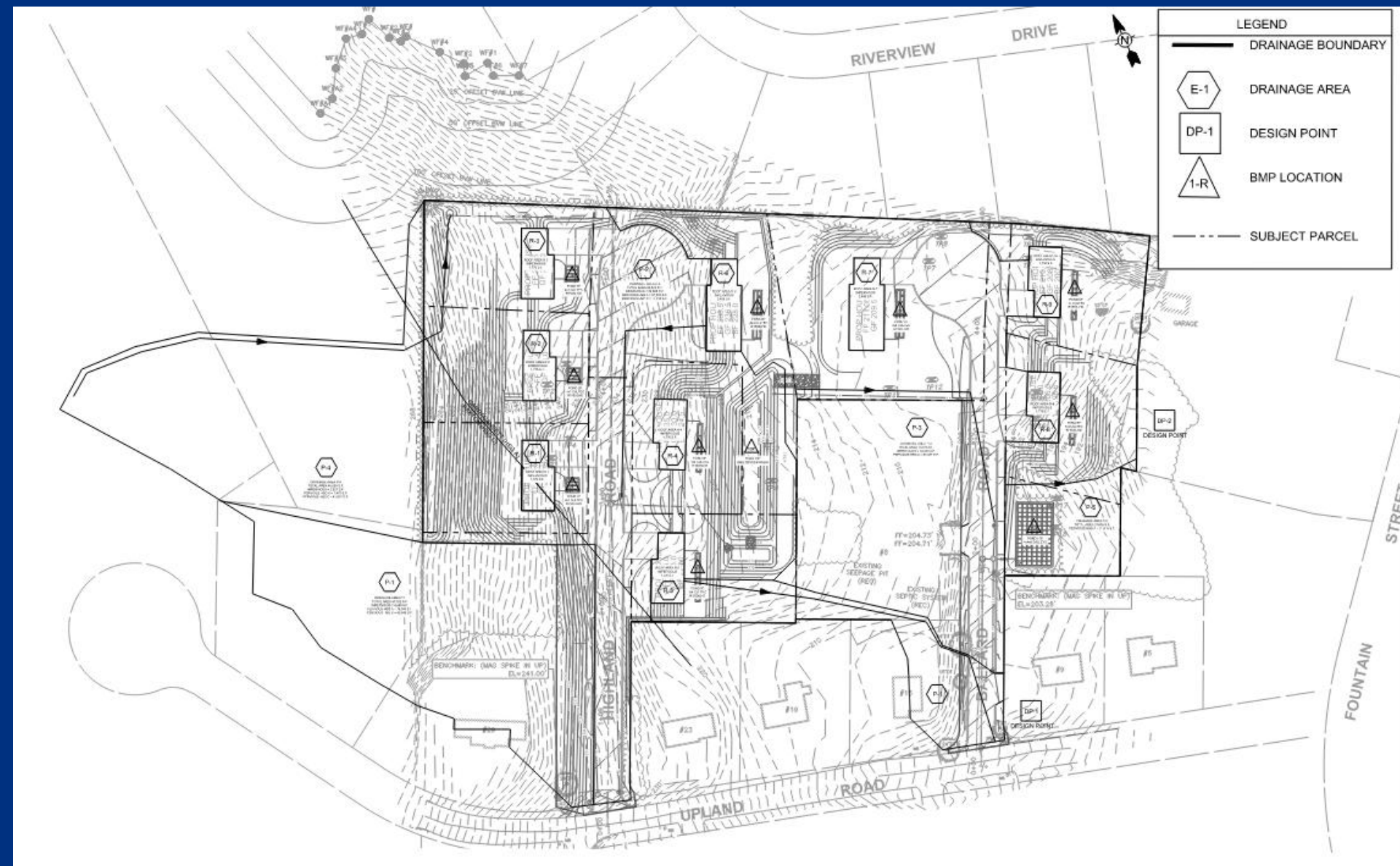


Figure 3 – Post-Development Drainage Plan

Proposed Development Plans

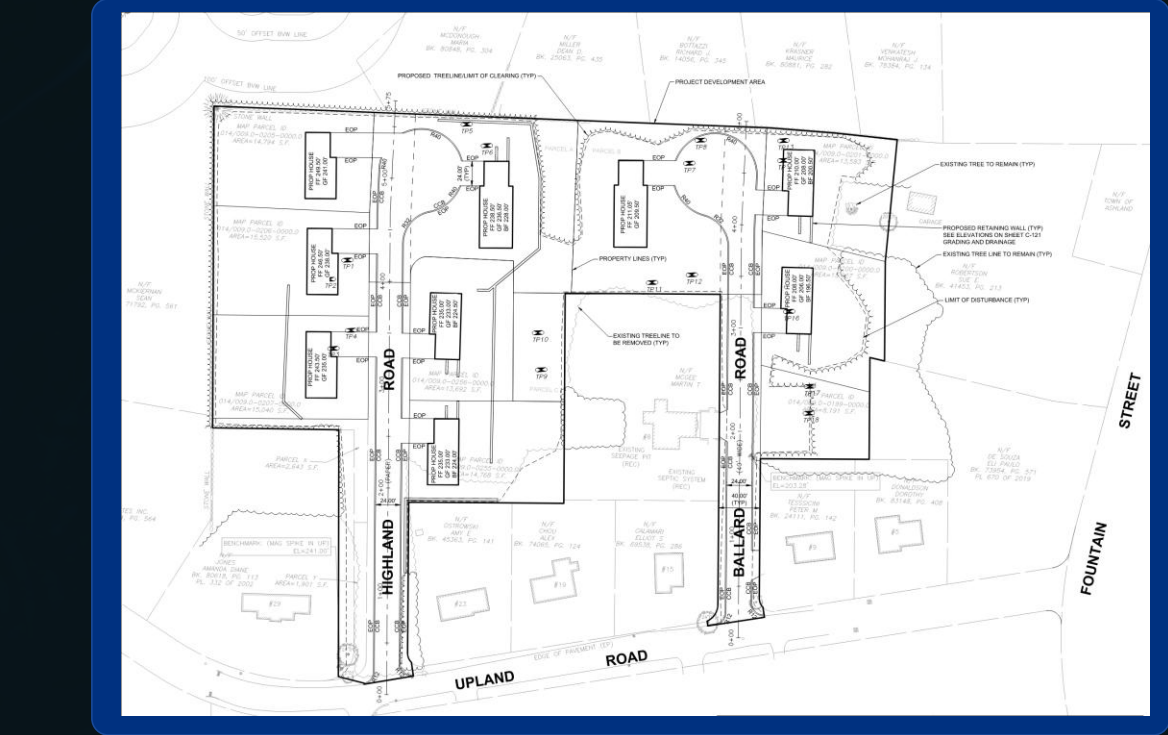
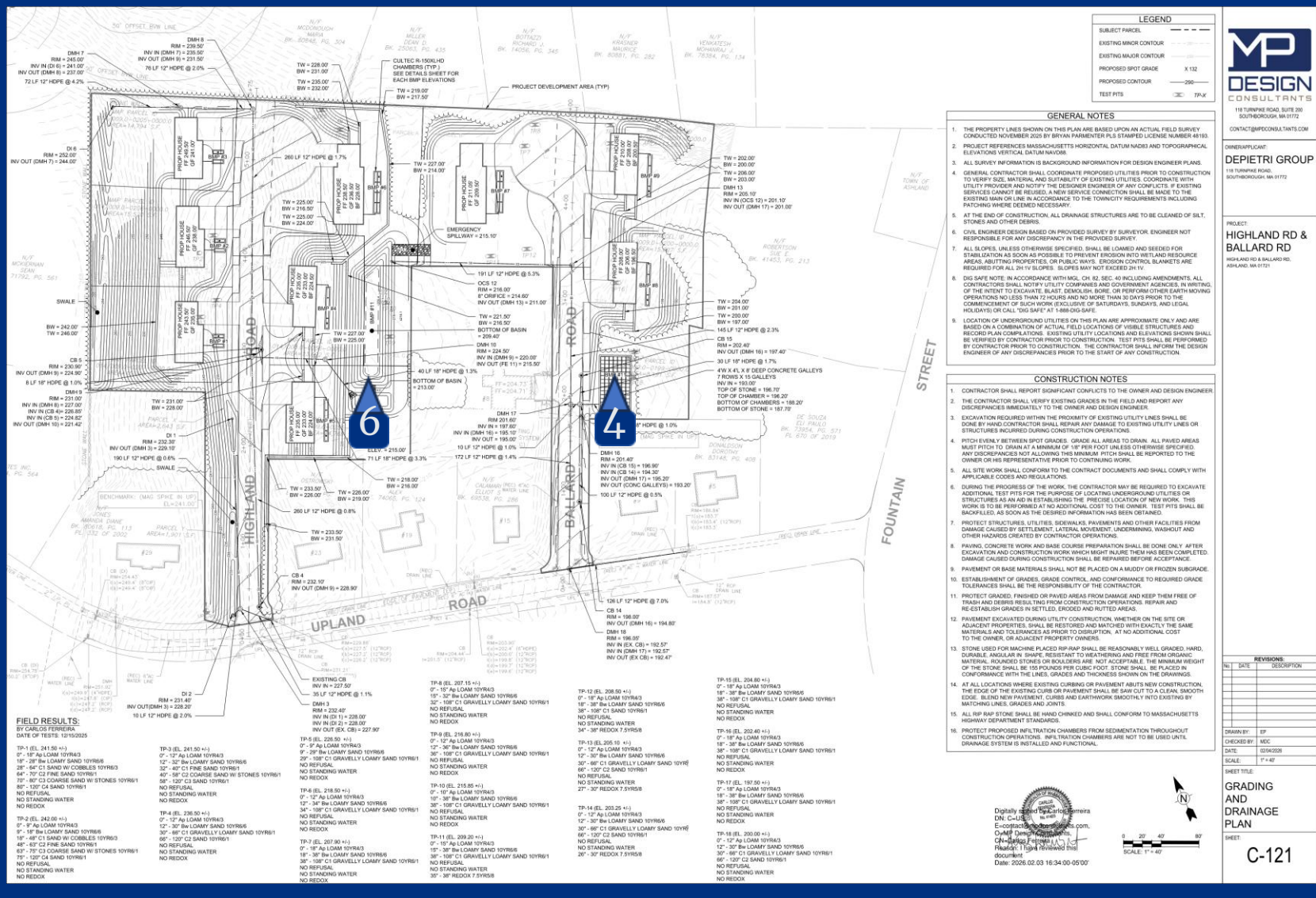
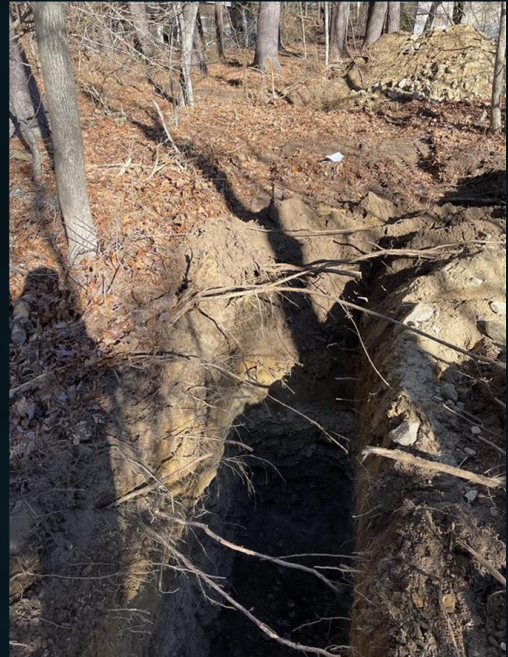


Image 6 – Behind 8 Ballard Rd Looking North

Image 4 – Lot 19 Looking North



DESIGNER/APPPLICANT
DEIETRI GROUP
118 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MA 01772

PROJECT
HIGHLAND RD & BALLARD RD
118 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MA 01772

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1" = 40'

GRADING AND DRAINAGE PLAN

SHEET: **C-121**



Project Development Conclusion

PROJECT DEVELOPMENT AREA SCHEDULE		
ZONING DISTRICT: RESIDENTIAL A DISTRICT		
CRITERIA	EXISTING CONDITIONS	PROPOSED CONDITIONS
IMPERVIOUS COVER AREA	10,294 SF (4.85%)	59,791 SF (28.14%)
OPEN SPACE AREA	202,211 SF (95.15%)	152,714 SF (71.86%)
UNDISTURBED OPEN SPACE	202,211 SF (95.15%)	30,344.41 (7.00%)

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

Regulations

Project abides by all Ashland Stormwater Design Standards and MassDEP Stormwater Management Standards.

Stormwater

Proposed development analysis effectively mitigate stormwater concerns to abutting properties

Stormwater Design

Soil Test pits confirm adequacy for stormwater design implementation

Conservation Commission Public Questions

1. How the pond galley has been designed to manage stormwater volume during significant rainfall events.

Answer: The pond gallery is designed to attenuate peak stormwater flows and discharge overflow consistent with existing drainage patterns to the Upland Road municipal closed drainage system, as detailed in the Stormwater Management Report.

2. Whether its location may alter drainage patterns in a manner that affects abutting properties.

Answer: The proposed drainage design improves existing conditions and does not increase runoff to abutting properties, directing flows into the municipal closed drainage system in a controlled manner.

3. What measures are in place to prevent prolonged ponding, overflow, or discharge toward neighboring lots.

Answer: The site is graded to maintain positive drainage and prevent ponding, and any overflow during extreme events is directed to the municipal closed drainage system consistent with existing conditions.

4. Whether maintenance requirements or long-term performance considerations have been formally addressed.

Answer: Long-term maintenance and performance requirements are formally addressed in the Long-Term Pollution Prevention Plan and Stormwater Operation and Maintenance Plan included in Appendix L of the Stormwater Management Report.

5. What review was conducted regarding potential impacts to wetlands, groundwater recharge, or soil stability in the surrounding area.

Answer: A site walk with the project wetland scientist and Conservation Agent confirmed no wetland resource areas and buffer zones within the development area, and the design complies with MassDEP Stormwater Standard 3 for groundwater recharge. The proposed topography maintains a stable 3 horizontal to 1 vertical slopes.

Thank you and open to questions