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ASHLAND PLANNING

EXHIBIT D

Waushakum Avenue
House Size Comparables

Interior*			Interior*			
No.	Street	(sq.ft.)	No.	Street	(sq.ft.)	Units*
6	Waushakum	1468	6	Waushakum	1468	2
7	Waushakum	660	7	Waushakum	660	1
8	Waushakum	1235	8	Waushakum	1235	1
10	Waushakum		10	Waushakum		
14	Waushakum	1834	14	Waushakum	1834	1
18	Waushakum	1448	18	Waushakum	1448	1
22	Waushakum	1335	22	Waushakum	1335	1
24	Waushakum	1204	24	Waushakum	1204	1
26	Waushakum	1276	26	Waushakum	1276	1
30	Waushakum	1536	30	Waushakum	1536	1
South side	Street Average	1333	9	Waushakum	1362	1
			17	Waushakum	1716	1
9	Waushakum	1362	23	Waushakum	978	1
17	Waushakum	1716	25	Waushakum	1216	1
23	Waushakum	978	27	Waushakum	896	1
25	Waushakum	1216	31	Waushakum	1377	1
27	Waushakum	896	Abutter Average		1303	16
31	Waushakum	1377				
North Side	Street Average	1258				

*Source: Town of Ashland Assessors Database

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EXHIBIT E

Google Maps View



NORTHERLY END OF WAUSHAKUM AVENUE

Residential Property Record Card

Parcel ID: 014016.0-0100-0000.0 MAP: 016.0 BLOCK: 0100 LOT: 0000.0 Parcel Address: 25 LAKESIDE DR FY: 2017

Use-Code: 101 Sale Price: 375,000 Book: 35197 Road Type: T Inspect Date: 06/06/2005
 Tax Class: T Sale Date: 04/02/2002 Page: 0383 Rd Condition: P Meas Date: 06/06/2005
 Tot Fin Area: 2176 Sale Type: P Cert/Doc: M Entrance: X
 Tot Land Area: 0.120 Sale Valid: Y Grantor: WHITE CARLTON S Water: PS Collect Id: REB
 Sewer: Resid-B/L% 100/100 Comm-B/L% 0/0 Indust-B/L% 0/0 Open Sp-B/L% 0/0

RESIDENCE INFORMATION

Style: CO Tot Rooms: 7 Main Fn Area: 1088 Attic: N
 Story Height: 2.00 Bedrooms: 3 Up Fn Area: 1088 Bsmt Area: 560
 Roof: L Full Baths: 1 Add Fn Area: 0 Fn Bsmt Area: 0
 Ext Wall: AV Half Baths: 1 Unfin Area: Bsmt Grade:
 Masonry Trim: Ext Bath Fix: 0 Tot Fin Area: 2176 Foundation: CN
 Bath Qual: RCNLD: 144693 Kitch Qual: M Eff Yr Built: 1975
 Mkt Adj: Heat Type: FA Ext Kitch: Year Built: 1935
 Sound Value: Fuel Type: 0 Grade: A Cost Bldg: 144,700
 Fireplace: 0 Bsmt Gar/Cap: 0 Condition: G Att Str Val1:
 Central AC: N Bsmt Gar SF: Pct Complete: 100 Att Str Val2:
 Att Gar SF: 484 %Good P/F/E/R: 100/57
 Porch Area: Porch Grade Factor
 E 84
 W 302

LAND INFORMATION

NBHD CODE: 404 NBHD CLASS: 1 ZONE: 30
 Seg Type Code Method Sq-Ft Acres Infilu-YIN Value Class
 1 P 101 S 5036 0.120 N 177,972
VALUATION INFORMATION
 Current Total: 322,700 Bldg: 144,700 Land: 178,000 MktLnd: 178,000
 Prior Total: 300,300 Bldg: 124,900 Land: 175,600 MktLnd: 175,600

Photo

No Picture Available

Sketch

Detailed description of the floor plan sketch: The sketch shows a rectangular layout with several rooms. At the top left is a room labeled 'FU FM' with an area of 526 Sq Ft. To its right is a larger room labeled 'FU FM/B' with an area of 550 Sq Ft. Below the 'FU FM' room is a room labeled 'G' with an area of 484 Sq Ft. At the bottom right is a large area labeled 'Porch' with an area of 684 Sq Ft. Dimensions are indicated along the walls: 23' 11" on the left side, 15' on the top side, 7' on the right side, and 22' on the bottom side. There are also smaller dimensions like 1' 6" and 14' 6" for specific wall sections.



EXHIBIT F

VTP
ASSOCIATES
INC.

LAND SURVEYORS-CIVIL ENGINEERS
MORTGAGE INSPECTION
SPECIALISTS

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EMAIL: vtp@vtpassociates.com

132 ADAMS STREET
2ND FLOOR, SUITE 3
NEWTON, MA 02458

September 22, 2017

John F. Trefethen, Chair
Planning Board
Town of Ashland
101 Main Street
Ashland, MA. 01721

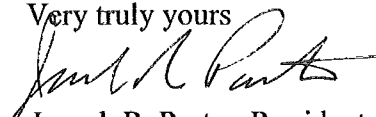
Subject: 10 Waushakum Avenue, Ashland MA
Special Permit Petition

Dear Mr. Chairman:

I may have been asked to review certain civil plans that have been filed in conjunction with the above-referenced application for special permit relief now before the Ashland Planning Board. Specifically I have reviewed two plans stamped and signed by David E. Denny, PLS, (1) an Existing Conditions Plan dated April 13, 2017 and (2) a Proposed Conditions Plan dated August 13, 2017. The purpose of my review is to respond to a written statement made by certain lay persons regarding the impact on the natural environment that would result from the proposed construction of the new single-family home as shown on the latter plan.

It is my understanding that the petitioner intends to install a subsurface drainage system as part of the building permit application process. My firm has been involved in designing such systems for projects large and small for more than three decades. In my professional experience the installation of a storm-tech system will actually control and reduce the current volume and rate of run-off from the site. The system which includes roof leader tie-ins of the gutters and downspout to underground retention chambers and catch basins with 4-foot sumps located in the driveway to capture/control sediments, will achieve significant beneficial impacts on the natural environment both on and off site.

I trust that this information will help you and your Board members in your assessment of the current petition for this property. Thank you for your attention to this matter.

Very truly yours

Joseph R. Porter, President