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*Vineyard Engineering & Environmental Services, Inc.*

Land Survey, Civil Engineering and Environmental Services  
Offices in Medford and Vineyard Haven, Massachusetts  
[www.vineyardeng.com](http://www.vineyardeng.com)

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May 12, 2022

Ashland Conservation Commission  
101 Main Street  
Ashland, MA 01721

**RE: Request for Information**  
**Notice of Intent – DEP File No. 095-0967**  
**65 Concord Street, Ashland, MA**

Dear Sir/Madam,

Vineyard Engineering & Environmental Services, Inc. (Vineyard) of Medford, Massachusetts submitted a Notice of Intent Application to the Town of Ashland Conservation Commission (the Commission) on April 25, 2022 for the property located at 65 Concord Street in Ashland, Massachusetts on behalf of the property owner, Gilberto Campos Souza. In response to preliminary comments by the Conservation Agent, Vineyard is submitting the following narrative and attached supporting documentation.

**Resource Areas**

*Bank*

The drainage channel located on the southern property boundary is a part of the Sudbury River. On January 26 and March 14, 2022, Vineyard located the top of bank on both sides of the Sudbury River along the northern and southern property lines using a total station. The banks run the entire length of the northern and southern property lines. The banks are steep and abrupt in the area of the residence and become more gradual towards the rear of the Site. The upper boundary of the bank is the first observable break in the slope or the mean annual flood level. The lower bank boundary is the mean annual low flow level.

As shown on the revised Site Plan presented as Figure 2, the two tracks of the Sudbury River are identified as the “northern track” and “southern track”. A 25-foot “No Disturb” zone and a 100-foot buffer zone was established from the northern and southern bank and are shown on the Site Plan presented as Figure 2. The existing house, newly constructed porch, and work area are located within the 100-foot buffer zones of the northern and southern bank. The newly constructed porch and work

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17 Salem Street  
Medford, MA 02180  
Phone: 781.933.3330  
Fax: 781.933.3334

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Martha's Vineyard  
P.O. Box 458  
Tisbury, MA 02568  
Phone: 508.687.9437

area are outside of the 25-foot “No Disturb” zones, however a portion of the existing house is located within the 25-foot “No Disturb” zone of the southern bank. Two of the three stockpiles and the rolloff rubbish container, which are to be removed as part of this work, are in the 25-foot “No Disturb” zones. Previously landscaped areas in need of restoration are situated both within and outside the 25-foot no disturb zones.

### *Riverfront Area*

25-foot “No Disturb” zones and 200-foot Riverfront Areas were established from the northern and southern tracks of the Sudbury River and are shown on the revised Site Plan presented as Figure 2. The Site, including the work area, is entirely within the 200-foot Riverfront Areas.

### **Alterations within the Resource Areas**

As discussed in the initial Notice of Intent submittal, an existing 7.6- by 19.6-foot enclosed porch was expanded and replaced with a 7.6- by 42.9-foot open-sided covered porch on the north side of the residence, resulting in an additional 177 square feet of impervious area. The work area is located within the 100-foot buffer zones of the banks of the northern and southern tracks of the Sudbury River and the 200-foot Riverfront Areas of the northern and southern tracks. Although the plan was revised to show the resource areas associated with the southern track of Sudbury River, the amount of alteration within the resource areas will not change because the work area is located within the buffer zone/Riverfront Area of the northern track of the Sudbury River. Any additional impervious area (177 SF) will result in less than 0.2 % (actual 0.177%) increase in impervious area across the property and will have no effect on flood storage and surface water runoff due to the size of the Site. No additional changes to the footprint of the building are proposed as part of this project.

### **Discharge Pipes**

Two existing subsurface 4-inch PVC pipes located at the southeastern and southwestern corners extend approximately 6 feet to the south and daylight on the bank of the southern track of the Sudbury River. The pipes, which were installed by a previous property owner, connect to the roof gutters at the southeastern and southwestern corners of the house. In addition, an existing basement sump pump used to maintain a dry basement discharges to the PVC pipe located at the southeastern house corner.

The locations of the PVC pipes are presented on the revised Site Plan and shown on the attached photographs.

### **Abutter Notification**

In accordance with the Town of Ashland Wetland Bylaws, abutters within 100 feet of the property were notified of the Notice of Intent Application and public hearing date. A copy of the notification, the certified abutters list obtained from the Town of Ashland Assessor’s Office, and the certified mail receipts are attached to this letter.

If you have any questions, please feel free to contact this office.

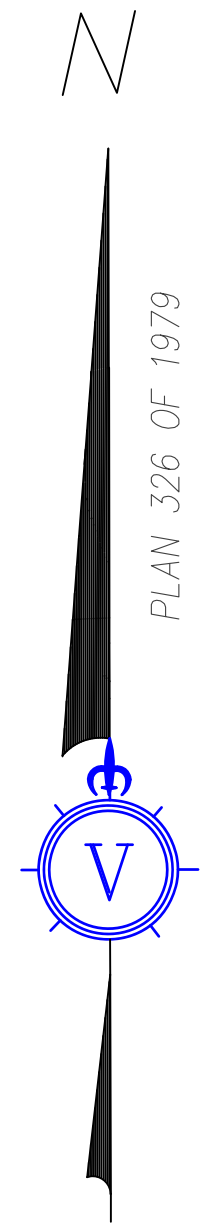
Sincerely,



Andrew C. Pandolph  
Senior Project Manager

Attachments:

- Revised Site Plan
- Abutter Notifications
- Photo Log



OWNER OF RECORD  
 GILBERTO CAMPOS SOUZA  
 DEED BOOK 78822 PAGE 361 M.S.R.D.

ZONING DISTRICT  
 TAX MAP 14 PARCEL 270  
 RB DISTRICT

PLAN REFERENCES  
 PLAN NO. 326 OF 1979

I HEREBY CERTIFY THAT THIS PLAN IS BASED  
 ON AN ACTUAL FIELD SURVEY.

\_\_\_\_\_  
 JAMES J. ABELY P.L.S.      DATE

MAP 14 LOT 270  
 99,890± S.F.

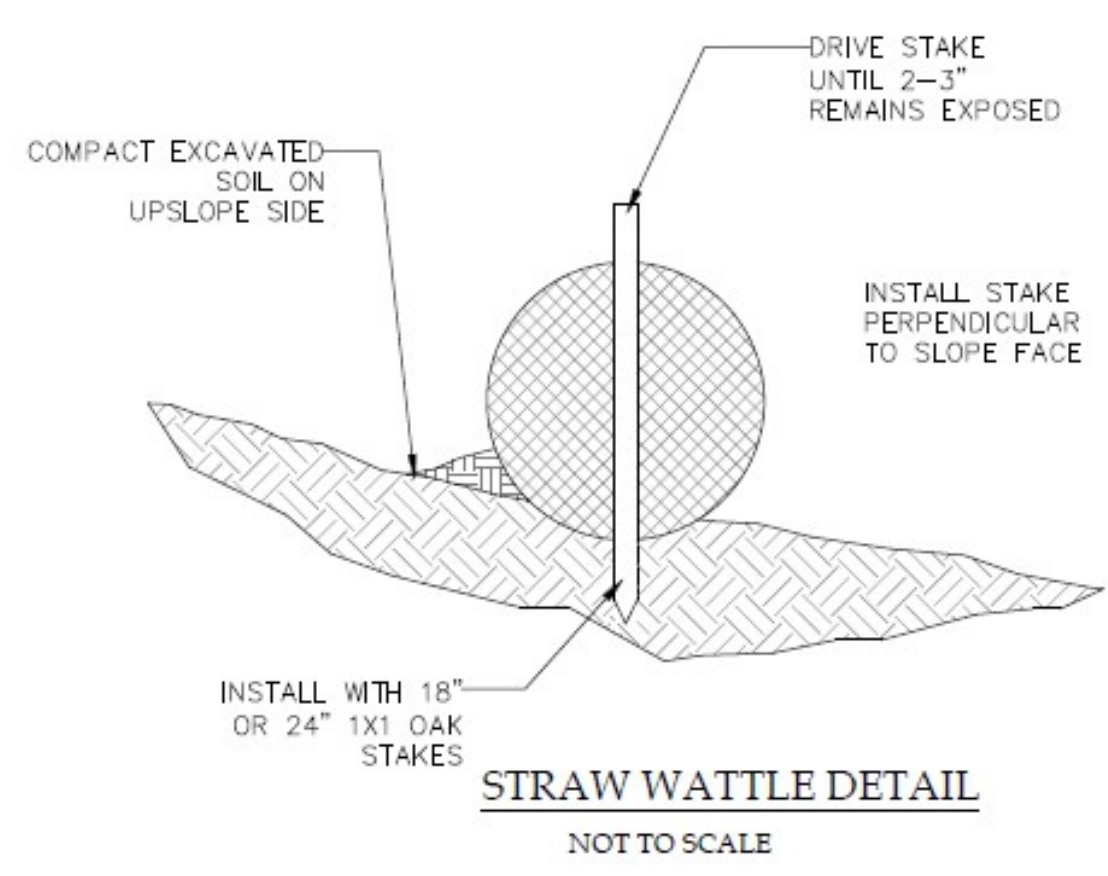
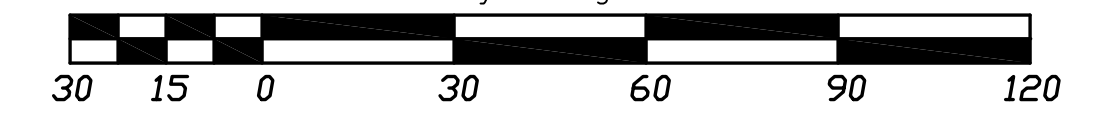


FIGURE 2  
 SITE PLAN

65 CONCORD STREET  
 ASHLAND, MA  
 SCALE 1" = 30'      APRIL 25, 2022  
 REVISED MAY 12, 2022  
 PREPARED BY

VINEYARD ENGINEERING  
 & ENVIRONMENTAL SERVICES INC.  
 LAND SURVEY, CIVIL ENGINEERING  
 & ENVIRONMENTAL SERVICES  
 17 SALEM STREET  
 MEDFORD, MA 02155  
 TEL. 781-933-3330 FAX. 781-933-3334  
 Vineyardeng.com



Notice of Intent Addendum  
Photo Log  
65 Concord Street, Ashland, MA



Photograph 1: PVC pipe located at the southeastern house corner, looking west.



Photograph 2: View of PVC pipe and roof gutter located at the southwestern house corner, looking east.



# Town of Ashland

MASSACHUSETTS

## Conservation Commission

### NOTIFICATION TO ABUTTERS- Letter

A/An Notice of Intent

has been filed with the **Ashland Conservation Commission** pursuant to the *Wetlands Protection Act (M.G.L. c. 131 §40)*, *Wetlands Protection Act Regulations 310 C.M.R. 10.05 (4)(a)* and the *Wetlands Protection Bylaw Chapter 280 Section 9*, and/or the *Stormwater Management Regulations Chapter 343*.

The applicant is Gilberto Campos Souza

The proposed project is located at 65 Concord Street  
in Ashland, Massachusetts. The proposed project is:  
Construction of a porch overhang, roof and vinyl siding replacement, reseeding an existing lawn,  
installation of a basement sump to discharge into a drywell or similar.

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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, May 23, 2022  
, at 7:15 p.m. (Note that all hearings are posted for 7:15. Hearings are taken in order of the posted agenda.). The hearing will be held using Zoom meetings, and 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.

**TOWN OF ASHLAND  
APPLICATION FOR ABUTTERS LIST**

Owner's Name Gilberto Campos Souza

Subject Parcel Address 65 Concord Street

Map and Parcel # Map 14 Parcel 270

**WITHIN HOW MANY FEET DO YOU NEED ABUTTERS?**

Immediate     100 Feet     300 Feet     Other - Please Specify \_\_\_\_\_

**PLEASE INDICATE WHICH DEPARTMENT THIS LIST IS FOR.**

Inspection Services     Zoning Board     Planning Board  
 Conservation Commission     Select Board     Board of Health

**PLEASE INDICATE BELOW HOW YOU WOULD LIKE TO BE CONTACTED**

CONTACT NAME (if different from above): Andrew Pandolph - Vineyard Engineering

MAIL: 17 Salem Street, Medford, MA 02155

PHONE #: 781-933-3330

FAX #: 781-933-3334

**IF YOU WISH TO RECEIVE THIS LIST BY EMAIL PLEASE LIST EMAIL ADDRESS BELOW.\*\***

EMAIL ADDRESS: apandolph@vineyardeng.com

**COST: \$2.00 PER PARCEL/PER ABUTTER WITH A MAXIMUM OF \$50.00.**

Cash or personal checks are accepted. Please make checks out to Town of Ashland.

**{{{No abutters lists are to be faxed, mailed or picked up in person until we have payment.}}}}**

**ASHLAND BOARD OF ASSESSORS**

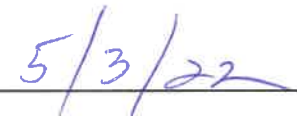
THE LIST IS VALID FOR 90 DAYS FROM CERTIFICATION DATE. THE BOARD OF ASSESSORS RESERVES 10 WORKING DAYS TO PROVIDE ALL CERTIFIED LISTS OF ABUTTERS.

PARCEL ID	Str#	STREET	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	ST	ZIP
014/014.0-0126-0000.0	0	CONCORD COURT	CLUE KEVIN A	GIOMBETTI ROBERT P	O BOX 958	UPTON	MA	01568
014/014.0-0127-0000.0	0	CONCORD COURT	SOUZA GILBERTO CAMPOS	C/O RUBIN JOEL & J	3 CONCORD COURT	ASHLAND	MA	01721
014/014.0-0129-0000.0	56	CONCORD ST	TEW 56 REALTY TRUST		5640 GUNBARREL CENTER CT	BOULDER	CO	80301
014/014.0-0255-0000.0	152	FRONT ST	ASHLAND LUMBER COMPANY INC		134 FRONT ST	ASHLAND	MA	01721
014/014.0-0257-0000.0	134	FRONT ST	CHEEVER MALCOLM H	ANN L CHEEVER	13 LONG HILL RD	ASHLAND	MA	01721
014/014.0-0258-0000.0	0	FRONT ST	CHEEVER MALCOLM H	ANN L CHEEVER	13 LONG HILL RD	ASHLAND	MA	01721
014/014.0-0265-0000.0	0	FRONT ST REAR	CHEEVER MALCOLM	ANN CHEEVER	13 LONG HILL RD	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	SOUZA GILBERTO CAMPOS		65 CONCORD ST	ASHLAND	MA	01721
014/014.0-0271-0000.0	79	CONCORD ST	WILLIAMS JOHN R		79 CONCORD ST	ASHLAND	MA	01721
014/014.0-0272-0000.0	75	CONCORD ST	SIMPSON DEBRA A & PITTMAN LA TRUSTEES OF IRREV		75 CONCORD ST	ASHLAND	MA	01721
014/014.0-0273-0000.0	83	CONCORD ST	CUNNINGHAM STEPHEN	LEACY JUDITH	83 CONCORD ST	ASHLAND	MA	01721
014/014.0-0274-0000.0	85	CONCORD ST	CINCOTTA PATRICIA M		85 CONCORD ST	ASHLAND	MA	01721
014/014.0-0275-0000.0	87	CONCORD ST	ABDOU BETSY F		87 CONCORD ST	ASHLAND	MA	01721
014/014.0-0276-0000.1	91	CONCORD ST	LEBARON RENEE E		91 CONCORD ST	ASHLAND	MA	01721
014/014.0-0276-0000.2	93	CONCORD ST	LUNKUSE BERNADETTE B		93 CONCORD ST	ASHLAND	MA	01721
014/014.0-0277-0000.0	99	CONCORD ST	HOGAN ARTHUR L & ROSE M	TRSTS ARTHUR L HC	99 CONCORD ST	ASHLAND	MA	01721
014/014.0-0278-0000.0	0	FRONT ST REAR	TOWN OF ASHLAND		101 MAIN ST	ASHLAND	MA	01721

The above reflects the latest information available on our records

18 parcels/abutters

  
 Richard E. Ball, M.A.A.  
 Director of Assessing

  
 Date

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage	\$0.58
<b>Total Postage and Fees</b>	<b>\$7.38</b>

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 MEDFORD STATION MEDFORD MA 0155-13  
 APR 28 2022

Sent To **Joel Rubin**  
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$2.16
<b>Total Postage and Fees</b>	<b>\$8.96</b>

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 Street and Apt. No., or PO Box No. **205 B Lowell Street**  
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Boston, MA 02211

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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Postage	\$1.16
<b>Total Postage and Fees</b>	<b>\$7.96</b>

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Postage	\$0.58
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Sent To **Betsy Abdon**  
 Street and Apt. No., or PO Box No. **87 Concord St.**  
 City, State, ZIP+4® **Ashland, MA 01721**

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Upton, MA 01568

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Extra Services & Fees (check box, add fee as appropriate)	\$3.05	13
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$7.38	05/12/2022

Sent To: Kevin A. Clue  
 Street and Apt. No., or PO Box No.: Po Box 958  
 City, State, ZIP+4®: Upton, MA 01568

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$7.38	05/12/2022

Sent To: Renee Lebaron  
 Street and Apt. No., or PO Box No.: 91 Concord St.  
 City, State, ZIP+4®: Ashland, MA 01721

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$7.38	05/12/2022

Sent To: Debra Simpson  
 Street and Apt. No., or PO Box No.: 75 Concord St.  
 City, State, ZIP+4®: Ashland, MA 01721

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$7.38	05/12/2022

Sent To: Marice Tang  
 Street and Apt. No., or PO Box No.: 51 Concord St.  
 City, State, ZIP+4®: Ashland, MA 01721

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**OFFICIAL USE**

Certified Mail Fee	\$3.75	0155
Extra Services & Fees (check box, add fee as appropriate)	\$3.05	13
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$7.38	05/12/2022

Sent To: Gilberto Campos Souza  
 Street and Apt. No., or PO Box No.: 6 S. Concord St.  
 City, State, ZIP+4®: Ashland, MA 01721

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Ashland, MA 01721

**OFFICIAL USE**

Certified Mail Fee	\$3.75	0155
Extra Services & Fees (check box, add fee as appropriate)	\$3.05	13
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$7.38	05/12/2022

Sent To: John Williams  
 Street and Apt. No., or PO Box No.: 79 Concord St.  
 City, State, ZIP+4®: Ashland, MA 01721

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Boulder, CO 80301

**OFFICIAL USE**

Certified Mail Fee	\$3.75	0155
Extra Services & Fees (check box, add fee as appropriate)	\$3.05	13
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$7.38	05/12/2022

Sent To: Tew 56 Realty Trust  
 Street and Apt. No., or PO Box No.: 5640 Gunbarrel Center Ct.  
 City, State, ZIP+4®: Boulder, CO 80301

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Ashland, MA 01721

**OFFICIAL USE**

Certified Mail Fee	\$3.75	0155
Extra Services & Fees (check box, add fee as appropriate)	\$3.05	13
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$7.38	05/12/2022

Sent To: Ashland Lumber Company, Inc.  
 Street and Apt. No., or PO Box No.: 134 Front St.  
 City, State, ZIP+4®: Ashland, MA 01721

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Ashland, MA 01721

**OFFICIAL USE**

Certified Mail Fee	\$3.75	0155
Extra Services & Fees (check box, add fee as appropriate)	\$3.05	13
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$7.38	05/12/2022

Sent To: Malcolm Cheever  
 Street and Apt. No., or PO Box No.: 13 Long Hill Road  
 City, State, ZIP+4®: Ashland, MA 01721

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