



STRATEGIC LAND VENTURES

March 4, 2025

John F. Trefethen
Chair, Ashland Zoning Board of Appeals
101 Main Street
Ashland, MA 01721

Re: "Sanctuary at Ashland Mills" / Public Hearing Process

Dear Mr. Chairman:

As you may be aware, on Thursday February 27th, SLV Ashland, LLC submitted a formal response to the January 31st MDM Transportation Peer Review Letter. We believe the response to be both comprehensive and responsive to the outstanding peer review recommendations. We look forward to discussing the traffic submittal at the next public hearing on March 11th.

In addition, our entire development team, most notably Bohler Engineering, has been diligently working to respond to all of the questions and requests included in the January 28th Hancock Engineering Peer Review Letter. Moreover, Bohler has been in periodic communication with Hancock Engineering to confirm Bohler's engineering approach and methodology is consistent with Hancock Engineering expectations.

We anticipate having a full peer review response ready for submittal on March 13th. Unfortunately, this response will be after the March 11th public hearing, so we do not plan to present on civil engineering nor do we think Hancock Engineering needs to attend the public hearing on the 11th either. However, as we will be submitting this information many weeks prior to the third public hearing, we are optimistic that Hancock Engineering will have not only adequate time to review the submission, but perhaps enough time to provide any additional follow-up comments or questions far enough in advance that Bohler and we will be able to provide any necessary follow-up response prior to the 3rd public hearing.

We look forward to discussing the project progress on March 11th and continuing with the momentum we have collectively created. We welcome any additional comments contributed by the Board as we move forward in this process.

Sincerely,

Geoffrey Engler
Managing Partner of SLV Ashland, LLC