



June 17, 2025

Ms. Patricia M. Kendall, Chair
Planning Board
c/o Ms. Becca Solomon
Town Planner/Director of Planning
Town of Ashland
101 Main Street
Ashland, Massachusetts 01721

Re: Application for Site Plan Review and Site Alteration Special Permit- Revised Documents
Metrowest Facilities LLC
240 & 260 Pleasant Street
Ashland, Massachusetts 01721

Dear Ms. Kendall and Members of the Board:

On Behalf of the Applicant, Metrowest Facilities LLC (MWF), we are issuing herewith a revised set of Site Plans and Addendum to the Stormwater Management Report associated with the Application for Site Plan Review and Site Alteration Special Permit in accordance with the *Town of Ashland Zoning Bylaw, § 9.4, Site Plan Review & § 5.8, Site Alteration Special Permit* for the referenced site. The revisions are to the documents contained in the filings with the Town in February of this year following meetings with the Board, Conservation Commission and Design Review Committee. The Applicant has also made the decision to install a synthetic turf field rather than the initially proposed natural turf. Concurrently with this issuance, the applicant is supplying the same to the Conservation Commission.

We have enclosed the following for distribution to the Planning Board, Conservation Commission and Design Review Committee:

1. One (1) original plus five (5) copies of the Project Summary (contained herein),
2. Four (4) copies of the Stormwater Management Report- Addendum I, prepared by Land Design Collaborative, dated March 2025,
3. Three (3) copies of Plans (24x36) entitled "Site Plan for 240 & 260 Pleasant Street, Ashland, MA 01721", prepared by Land Design Collaborative, dated February 5, 2025 and revised June 9, 2025,
4. Five (5) copies of Plans (11x17) entitled "Site Plan for 240 & 260 Pleasant Street, Ashland, MA 01721", prepared by Land Design Collaborative, dated February 5, 2025 and revised June 9, 2025,
5. Issuance packet in PDF format provided via email.

Project Narrative

Existing Conditions

The subject property is located in the Industrial Zoning District, Groundwater Use Restriction Overlay District and is accessed from its frontage on Pleasant Street which is not a MassDOT jurisdictional road. The property contains 1.9± acres, located on the southerly side of Pleasant Street and is developed with a bituminous concrete egress driveway to Pleasant Street which serves the subject property and abutting property at #280 (secondary egress). The driveway serves a gravel parking area on the subject parcel capable of providing parking for 30 undefined dimensionally complying spaces with a 24' wide maneuvering aisle. Three EPA groundwater monitoring wells are clustered in the southwest corner of the property which monitor bedrock aquifers for the groundwater contaminant trichloroethylene (TCE). The groundwater contaminant plume zone is shown on a map titled "Nyanza Superfund Site: Ashland Parcels

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Within TCE Groundwater Contaminant Plume” and restricts certain uses and activities on the property. The EPA has requested the existing EPA monitoring wells remain intact for future EPA monitoring. The remainder of the parcel is mostly vegetated with deciduous tree canopy, some evergreens and some shrub undergrowth. The site also contains a small clearing at the western side of the property used primarily as a picnic area.

Topography on the Property is relatively flat, sloping slightly northwest to southeast with several minor depressions. Soils are mapped as Merrimac-Urban Land complex (HSG A), typically gravelly sand. Site specific soils testing confirmed the USDA/NRCS mapping revealing lenses of sandy loam with a parent material classified as sand and gravel. There is a wetland system located on the southerly side of the Framingham/Worcester Rail Line (the abutting parcel to the south of the Property). The 100-foot buffer zone associated with this wetland system projects slightly onto the southeastern corner of the Property. There are no other local, state or federal restrictive resource areas on or adjacent to the Property. The Property is served by public water and sewer. With the site being located within the Groundwater Use Restriction Overlay District, the drilling of an irrigation well is prohibited. There are no FEMA flood zones (FIRM 25017C0513F) or areas of Natural Heritage Endangered Species on or immediately adjacent to the Property.

Proposed Conditions

As an Industrially zoned property, the property could be re-developed as a typical industrial or manufacturing use, distribution facility, office use, retail use or restaurant or fast-food establishments in addition to about a dozen other uses. Uses as these, tend to generate a bit of traffic and extended hours of operation.

MWF intends to redevelop the Property as an ancillary use to their current facility to include a synthetic turf recreational youth soccer field, a 2,400± s.f. playground area, additional permeable parking, modified two-way site access driveway to serve the lot, pedestrian walkway connections to the abutting parcel to the west and associated stormwater management facilities, utility services, and landscaping. The applicant intends to install electrical conduits or direct bury electrical wiring for future lighting of the field.

The stormwater management system is designed to mitigate the 2,10 & 100-year storm events as the Mass DEP Stormwater Regulations and Town of Ashland Stormwater Management Regulations require no increase in the peak rates of runoff from the site. Not only is this requirement satisfied, but the site is designed such that no increase in stormwater runoff volume is realized for all the events. To overcome the stormwater challenges, the site is designed with a crushed stone permeable parking area, and synthetic turf field which flows to the surface stormwater management system. The parking area also serves as a stormwater management detention system utilizing the voids in the stone to attenuate stormwater prior to release to swales which direct runoff to a stormwater management retention/ infiltration basin (an elongated depression). The basin and swales are equipped with perforated area drains to promote infiltration and allow the swales and depression to drain, particularly during frozen conditions. These design elements achieve the post construction stormwater results.

Site construction will commence with the installation of a construction fence to the southwest portion of the lot to provide protection to the monitoring wells followed by the site being cleared. Erosion and sediment control measures will be employed prior to stumping and earth work and will remain in place until a Certificate of Compliance is issued. During the clearing process, inventory will be made of non-invasive shrubs which will be utilized along the frontage of the lot to infill the vegetative under-story voids. Electrical conduit will be installed to the locations of the parking lot light poles and future locations of the field’s light poles, followed by the construction of the stormwater management system, synthetic turf field, and the parking area. The required landscape shade trees, parking lot light poles and fixtures, and signage will then be installed, and all exposed surfaces will be finished with the surface treatment shown on the plans.

The Project requires Site Plan Approval and Site Alteration Special Permit with the Planning Board as work will require the clearing of more than 5,000 square feet and site grading involving more than 100 cubic yards of earth, Stormwater Permit filing with the Conservation Commission, and Design Review application with the Design Review Committee of

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which the permitting ran concurrent with the Site Plan Approval submission and has been completed. The Project will disturb more than one (1) acre of land making it subject to the National Pollutant Discharge Elimination System (NPDES) Construction Storm Water General Permit (CGP) thus requiring a Stormwater Pollution Prevention Plan (SWPPP).


The sitework is slated to commence in late August or early September upon receipt of all permits, with about two months required to complete construction.

We trust that you will find these revisions to the submitted application continue to meet the intent of the Alteration Special Permit provisions to promote and protect the public health, safety, and welfare through the preservation and protection of the environment and by recognizing the vital importance of free and vegetation growth in the ecological system. It is further the purpose of this section to:

1. Preserve and protect the natural scenic beauty and related natural resources in the Town of Ashland,
2. Limit land clearing and alteration of natural topography prior to site plan, preliminary plan, and/or definitive plan approval,
3. To protect, preserve, and promote the aesthetic appeal, character, and value of the surrounding neighborhoods; and,
4. To regulate prior to development plan approval, the removal of natural vegetation, especially major trees, and excavation and alteration of land, to minimize any danger of erosion, sedimentation, flooding, water pollution, unnecessary detractor from natural visual setting, obstruction of significant views, and other adverse impacts of development,

We trust that you will find the attached plans and information herein acceptable to render a favorable decision. We thank you in advance for your attention to this information and look forward to discussing the with you and the Board at your next available meeting.

Sincerely,



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Wayne M. Belec, Project Manager
Principal

cc: Mr. Greg Wands, Chair, Ashland Conservation Commission, c/o Becca Solomon
Mr. Jere Shertzer, Executive Pastor and Director, Metrowest Facilities LLC (via email)
Greenleaf LLC (via email)