

**Town of Ashland  
Planning Department**  
101 Main St.  
Ashland, MA 01721  
508.881.0101  
Ashlandmass.com/193/Planning

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ASHLAND, MA

2017 NOV 27 AM 8:54

**Application for Planning Board Approval/Permit**

Note: Application must be complete, with a certified plot plan and all application fees to be accepted.

**Property Information:**

Street Address: 82- 86 Hilldale Road Ashland MA  
Zoning District: "RA" Overlay District: \_\_\_\_\_  
Assessor's Map: 9 Lot: 321-322 Deed Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Current Property Owner: Ruth Lacroix and Ashley Arseneau

**Permit/Approval Sought:**

\_\_\_\_\_ Special Permit (§9.3) \_\_\_\_\_ Special Permit Amendment/Modification \_\_\_\_\_ Design Plan Review (§9.6)  
\_\_\_\_\_ Site Plan Review (§9.4) \_\_\_\_\_ Site Plan Modification \_\_\_\_\_ Scenic Road Permit (Ch. 249 §20)  
\_\_\_\_\_ Earth Removal Permit (Ch. 242 §3) \_\_\_\_\_ x \_\_\_\_\_ Site Alteration Special Permit (§5.8)  
\_\_\_\_\_ Subdivision (Include Subdivision Application Form) \_\_\_\_\_ Wireless Communication Facilities (§6.4)

Use Type: Residential: x Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_ Mixed Use: \_\_\_\_\_

**Applicant Information:** Owner: x Tenant: \_\_\_\_\_ Prospective Purchaser/Tenant: \_\_\_\_\_

Name: Ruth Lacroix

Address: 86 Hilldale Road Ashland MA

Phone: 508-904-5817 Email: \_\_\_\_\_

Agent's Name: Joseph P Marquedant c/o J.D. Marquedant & Associates Inc.

Agent's Address: 6 Walcott Street

Agent's Phone: 508-435-4145 Agent's Email: JDMAENG@AOL.COM

**Additional Information:**

Are all real estate taxes and other assessments to the Town current?: Y

Is the parcel on a scenic road?: n Is the parcel in a flood plain?: n

Is the parcel within 100 feet of a wetland or 200 feet of a river: n

Is this an amendment to a previously issued Special Permit? (attach approved permit): n

Date structure(s) built?: 1965





Site Alteration Permit Application

"82-86 Hilldale Road Ashland MA"

Date: November 13, 2017

Prepared for: Ruth Lacroix  
86 Hilldale Road  
Ashland MA 01721

Submitted by:  
J.D. Marquedant & Associates Inc.  
6 Walcott Street Hopkinton MA 01748

## 1.0 Project Summary

The project is contained within two single-family residential building lots totaling approximately 0.58 acres located on the westerly side of Hilldale Road in Ashland MA. Hilldale Road is a public way in the town of Ashland. The residential building lots are shown on a plan endorsed by the Town of Ashland Planning Board on March 12, 1953 and recorded in the Middlesex South District Registry of Deeds as Plan Number 502 of 1953. The project site includes two existing 1 1/2 story wood structures with associated asphalt driveways and other amenities associated with single family residential uses. The site is characterized by moderately to steeply sloped areas that drain in an easterly to westerly direction from the pavement within the Hilldale Road Right-of-way to the rear boundary of the parcels. The parcels contain both lawn and natural woodlands with several mature trees and moderately dense undergrowth of natural woody shrub species

No wetlands resource areas or other environmentally sensitive areas exist at or near the project site.

The proposed project consists of the construction of gently sloping lawns that would facilitate play areas for the small children that reside at #82 Hilldale Road. The project site was shaped to allow "flat ground" for play areas and the construction of a storage shed. Fill materials were imported to the site to create the lawn areas. Loam materials have been placed over the fill materials and hydroseed added to encourage rapid stabilization of all disturbed areas with vegetation (i.e. grass). The lawn areas are growing successfully on all loamed and seeded areas.

### 1.1 Site Features

**Topography:** the site topography is moderately to steeply sloped. The topography located on the site ranges in elevation from 304 to 284 feet (Assumed Elevation Datum). The project site is lawn area and natural woodlands associated with residential uses at the site.

**Soils:** The site is located in an area of Paxton soils (Type C soils) according to the NRCS web soil survey. This soil type is characterized as "fine sandy loam" and generally has the characteristic of moderate to slow permeability.

**Wetlands:** An on-site visual review by the staff at this office revealed no wetlands resource areas exists within 125' of the project site. No rare species habitat identified under the Natural Heritage and Endangered Species Program exist at the project site.

**Surface Water:** The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the Town of Ashland at the project location indicates that the site is within Zone X, an area of minimal flooding (see Community Panel Number 25017C0514F dated July 7, 2014).

**Erosion Controls:** A line of bound straw bales exists along the westerly boundary of the site at the limit of construction.

## 2.0 Construction Activity

## 2.1 Construction sequence

The Owner will be responsible for implementing the following erosion control and site stabilization practices. The Owner may designate these tasks to a subcontractor, but the responsibility for implementing these controls and ensuring proper function remains with the Owner. The erosion control and site stabilization measures shown on the attached design plans were selected based on the expected construction activities as follows:

1. Define project limits and stake elements of site alteration.
2. Install/ repair erosion/sedimentation controls (i.e. straw bales) where necessary.
3. Relocate timber piles
4. Install stone rip-rap infiltration areas
5. Install grass channels and stone check dams.
6. Construct grassed outlet weir
8. Monitor and update erosion control measures as needed. Complete grading activities, where possible.
9. Install proposed storage shed and shrub materials. Install chain link safety fencing materials
10. Final plantings and stabilization of disturbed areas as specified. Monitor conditions until stabilization is complete. Monitor drainage facilities to insure storm water flows are directed in the infiltration areas and that the outlet structure spreads flows evenly along its entirety.

It is anticipated that the above sequence of activities will begin as weather conditions allow, but no later than May 15, 2018 and will be completed prior to November 30, 2018.

## 2.2 Site Specific Stabilization Practices

Stabilization practices that include the establishment of vegetation that will prevent erosion and reduce storm water runoff velocity are the foremost preventative measures for minimizing sediment discharge. By reducing the energy of storm water flow over the ground surface, stabilization methods allow for increased infiltration of water into the ground surface and for deposition of sediment prior to a discharge to receiving areas.

Stabilization of disturbed soils shall be implemented as soon as practicable but no more than fourteen (14) days after grading or construction activities have temporarily or permanently ceased unless there is sufficient snow cover to prohibit implementation or unless earth disturbing activities within the area will resume within twenty-one (21) days.

The installation of the grass channels with stone check dams to control the velocity of storm water flows and will direct these flows to areas designed to minimize soil erosion and sedimentation. The infiltration of portions of the storm water flows will further aid in reducing the volume of water flowing to areas adjacent to the project site.

## 2.3 Permanent Stabilization Measures

Permanent Vegetative Cover: Vegetative cover provides a low maintenance solution to minimize runoff velocity, prevent erosion and retain particulates. Permanent cover includes the establishment of grassed lawns in areas that do not receive excessive erosive forces or require impervious surfaces. The Owner shall provide permanent vegetative cover as prescribed on the attached design plans as soon as possible during construction. The establishment of permanent vegetative cover during construction in select areas is preferred over that of temporary seeding.

Armoring: Riprap within the infiltration areas is necessary where storm water runoff may have high velocities. The stone check dams proposed within the grassed channels will act to further reduce the velocity of storm water flows.

Erosion/sedimentation controls, consisting of a line of straw bales, have been installed along portions of the down gradient slopes of the proposed site activities as outlined in the construction drawings. The controls will remain in place until final stabilization of disturbed portions of the site has occurred.

The rear yards of the existing dwellings have been graded such that storm water flows will be directed into the rear of the dwellings away from the steep slope along the westerly side of the yard areas. The storm water flows will be directed to the grassed channels at the northerly and southerly sides of the project site to control the direction of the flows.

An adequate reserve of erosion control materials will be kept on site at all times for emergency or routine replacement.

#### 2.4 Storm water infiltration

The site is located in an area of Type C soils as shown on NRCS soils maps. A level of proposed infiltration will be achieved through the construction of a stone rip-rap infiltration areas as well as flows over the existing woodlands where leaf litter and organic soil materials will encourage the infiltration of storm water flows.

### 3.0 Inspection and Maintenance and Procedures

Inspections. The following practices will be used to inspect erosion and sediment controls. The Owner is responsible for designating an individual responsible for inspection and maintenance procedures, if necessary.

- Formal inspections of all erosion and sediment control measures proposed as part of the project must occur weekly and following storm events. The inspections will occur during and after storm events anticipated to result in storm water runoff until site alteration activities have been completed and disturbed areas stabilized

Maintenance. The following maintenance practices will be used by the Owner to maintain erosion and sediment controls.

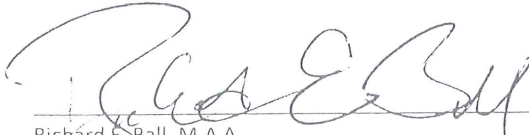
- All erosion and sediment control measures and other protective measures must be maintained in an effective operational manner.
- If site inspections indicate the measures are not operating effectively additional controls shall be placed or maintenance performed as soon as possible and before the next storm event to maintain the effectiveness of the measures.
- All pollution prevention measures must be maintained in good working order. If repair is necessary, it must be initiated within 24 hours of discovery, if possible.
- Built up sediment must be removed from siltation barriers when it has reached a depth of six inches or when the functional capacity of the barrier is substantially compromised.
- Maintenance and inspection of the measures must be continued on the site as long as a portion of the site remains disturbed.
- Stabilization measures must be initiated as soon as is practicable on a portion of the site where construction has temporarily or permanently ceased. This must occur within 14 days after activities have ceased unless it is precluded by snow cover or frozen ground or unless activities will resume within 21 days after the suspension of activities.

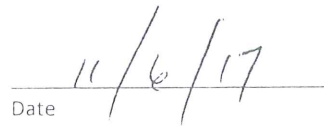
November 6, 2017

To The Planning Board  
86 Hilldale Road  
Ruth L. Arseneau  
Abutters To Map 9 Parcel 321

PARCEL ID	PARCEL ADDRESS	OWNER	NAME	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
09-145-00-000	111 GREEN ST	REINAP BARBARA	CROUCH GENE F	111 GREEN ST	ASHLAND	MA	01721
09-147-00-000	81 GREEN ST	FLANNERY ERNEST J	KELLY A FLANNERY	81 GREEN ST	ASHLAND	MA	01721
09-274-00-000	0 MYRTLE ST REAR	TOWN OF ASHLAND		101 MAIN ST	ASHLAND	MA	01721
09-317-00-000	102 HILLDALE RD	BLANCHARD ALAN E		102 HILLDALE RD	ASHLAND	MA	01721
09-318-00-000	98 HILLDALE RD	BATES EDWARD G JR	BARBARA A BATES	98 HILLDALE RD	ASHLAND	MA	01721
09-319-00-000	94 HILLDALE RD	GRADY JOHN J	KATIE M GRADY	94 HILLDALE RD	ASHLAND	MA	01721
09-320-00-000	90 HILLDALE RD	SCHUBE FREDERICK P & CYNTHIA A	TRUSTEES OF THE SCHUBE FAMILY TRUST	90 HILLDALE RD	ASHLAND	MA	01721
09-322-00-000	82 HILLDALE RD	HARKINS JOSEPH G III	ASHLEY J ARSENEAU	82 HILLDALE RD	ASHLAND	MA	01721
09-323-00-000	78 HILLDALE RD	SHEEDY JOHN D & PAULINE M	C/O SUPPLE PATRICIA	12 PATRICIA RD	SUDBURY	MA	01776
09-324-00-000	74 HILLDALE RD	BERRY NAN H		74 HILLDALE RD	ASHLAND	MA	01721
09-325-00-000	72 HILLDALE RD	MCADAMS LYNN MARIE	BRIAN P MCADAMS	72 HILLDALE RD	ASHLAND	MA	01721
09-344-00-000	0 HILLDALE RD	BELL MURIEL	C/O WILLIAM BELL	178 CONCORD ST	ASHLAND	MA	01721
09-345-00-000	93 HILLDALE RD	POWER GERALD	ABBY L POWER	93 HILLDALE RD	ASHLAND	MA	01721
09-346-00-000	91 HILLDALE RD	OZOG DAVID		91 HILLDALE RD	ASHLAND	MA	01721
09-347-00-000	87 HILLDALE RD	BLAKE LAURA J	MCCULLOUGH CHRISTINE	87 HILLDALE RD	ASHLAND	MA	01721
09-375-00-000	73 HILLDALE RD	HERRIN SCOTT	JILL HERRIN	73 HILLDALE RD	ASHLAND	MA	01721
09-376-00-000	75 HILLDALE RD	GILBERT L HARLAND	SUE E GILBERT	75 HILLDALE RD	ASHLAND	MA	01721
09-377-00-000	79 HILLDALE RD	LENTROS GEORGE P	ANGELA LENTROS	79 HILLDALE RD	ASHLAND	MA	01721
09-378-00-000	83 HILLDALE RD	KAUFMAN MARK	LISA KAUFMAN	83 HILLDALE RD	ASHLAND	MA	01721
09-386-00-000	78 GREEN ST	YERMAKOV BORYS	ZOZULYA NATALIYA	78 GREEN ST	ASHLAND	MA	01721

The above reflects the latest information available on our records.

  
Richard E. Ball, M.A.A.  
Assistant Assessor

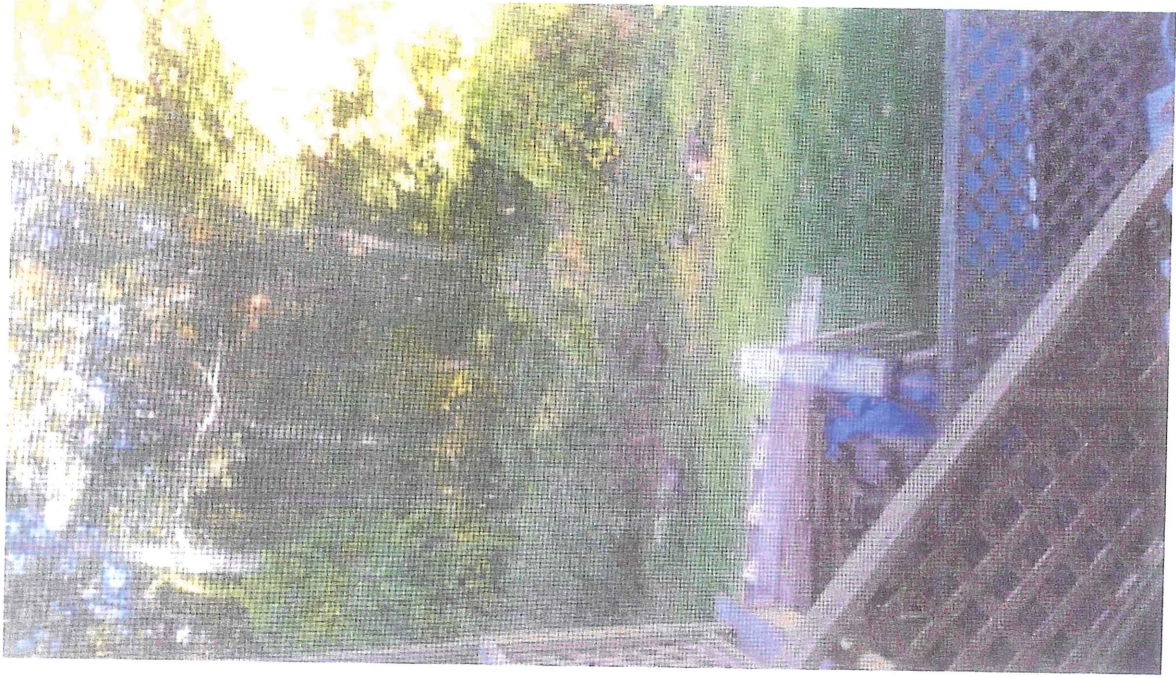
  
Date

20 parcels/abutters

C # 86

# PRE-CONSTRUCTION

C 86 LOOKING WESTWARD



POST CONSTRUCTION:

#82









