

June 14, 2021

**NOTICE OF INTENT AND
STORMWATER PERMIT APPLICATION**

Under the *Wetlands Protection Act* (M.G.L. c. 131, §40),
the *Rivers Protection Act* (M.G.L. c. 256, Acts of 1996)
and their Regulations (310 CMR 10.00),
and the Town of Ashland Wetlands Protection Bylaw

For:

DAVID MINDESS ELEMENTARY SCHOOL
90 CONCORD STREET
Ashland, MA

Owner:

The Town of Ashland
101 Main Street
Ashland, MA 01721

Prepared by:

NITSCH ENGINEERING, INC.
370 Main Street, Suite 850
Worcester, MA 01608

Nitsch Project #13609

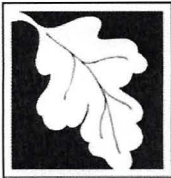
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SECTION 1

NOTICE OF INTENT AND STORMWATER PERMIT FORMS

WPA Form 3 - Notice of Intent
Stormwater Permit Application



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number _____

Document Transaction Number _____

Ashland
 City/Town

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

90 Concord Street Ashland 01721
 a. Street Address b. City/Town c. Zip Code

42.2626 -71.4594
 d. Latitude e. Longitude

14/185
 f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

Michael Herbert
 a. First Name b. Last Name

Town Manager, Town of Ashland
 c. Organization

101 Main Street
 d. Street Address

Ashland MA 01721
 e. City/Town f. State g. Zip Code

508-881-0100 mherbert@ashlandmass.com
 h. Phone Number i. Fax Number j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

 a. First Name b. Last Name

 c. Organization

 d. Street Address

 e. City/Town f. State g. Zip Code

 h. Phone Number i. Fax Number j. Email address

4. Representative (if any):

Jared Gentilucci
 a. First Name b. Last Name

Nitsch Engineering
 c. Company

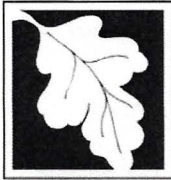
370 Main Street, Suite 850
 d. Street Address

Worcester MA 01608
 e. City/Town f. State g. Zip Code

508-365-1032 jgentilucci@nitscheng.com
 h. Phone Number i. Fax Number j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

N/A N/A N/A
 a. Total Fee Paid b. State Fee Paid c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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A. General Information (continued)

6. General Project Description:

The project consists of the demolition of an existing school building and associated site elements and the construction of a new elementary school building, driveways, walkways, parking areas, fields, landscaped areas, utilities, and a stormwater management system.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input checked="" type="checkbox"/> Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Middlesex

a. County

08063

c. Book

b. Certificate # (if registered land)

0449

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	10,500 1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Sudbury River- inland 1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 17,940
square feet

4. Proposed alteration of the Riverfront Area:

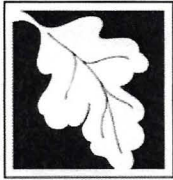
<u>3,860</u>	<u>0</u>	<u>3,860</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



Massachusetts Department of Environmental Protection
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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
 Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

4. Restoration/Enhancement
 If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW	b. square feet of Salt Marsh
-----------------------	------------------------------

5. Project Involves Stream Crossings

a. number of new stream crossings	b. number of replacement stream crossings
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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

b. Date of map _____

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- Submit Supplemental Information for Endangered Species Review*

- Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____
percentage/acreage

(b) outside Resource Area _____
percentage/acreage

- Assessor's Map or right-of-way plan of site

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

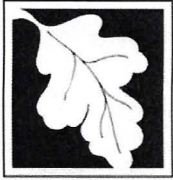
(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mas-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

(c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review.

Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing.

a. NHESP Tracking # _____

b. Date submitted to NHESP _____

3. Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

c. Is this an aquaculture project?

d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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C. Other Applicable Standards and Requirements (cont'd)

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC _____
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
- b. No. Check why the project is exempt:
1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

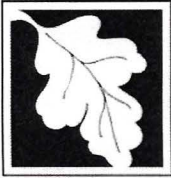
- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.



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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. List the titles and dates for all plans and other materials submitted with this NOI.
- 90 Concord Street Site Plans
- | | | | |
|------------------------|---------------------------|--------------------------------------|--------------------------|
| a. Plan Title | <u>Nitsch Engineering</u> | c. Signed and Stamped by | <u>Jared Gentilucci</u> |
| b. Prepared By | | e. Scale | <u>1"=20'</u> |
| d. Final Revision Date | <u>June 14, 2021</u> | f. Additional Plan or Document Title | <u>Stormwater Report</u> |
| | | g. Date | <u>June 14, 2021</u> |
5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. Attach NOI Wetland Fee Transmittal Form
9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



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Provided by MassDEP:
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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).


I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.


1. Signature of Applicant

June 8, 2021
2. Date

3. Signature of Property Owner (if different)

4. Date


5. Signature of Representative (if any)

June 11, 2021
6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

STORMWATER MANAGEMENT

343 Attachment 1

Application for a Stormwater Management Permit

SMP# _____

Refer to the "Stormwater Management Regulations" available from the Conservation Commission for details on the information and fees required for this application. Contact the Commission at 508-881-0100 x 656 with any questions concerning the Regulations. Incomplete applications may be denied.

Please type or print your application.

1. Location and Street Address of Site 90 Concord Street
Name of Proposed Development Mindess School
2. Applicant's Name: The Town of Ashland, Michael Herbert
Address: 101 Main Street, Ashland, MA 01721
Telephone 508-881-0100
3. Record Owner's Name: The Town of Ashland
Address: 101 Main Street, Ashland, MA
Telephone 508-881-0100
4. Zoning District(s) of Parcel(s) Residential B
Town Atlas Map(s)/ Parcel Number(s) 14/185
5. a) Total Area of Development 26 ac. b) Total Area of Land Disturbed 17 ac.
c) Total area of land disturbed with slope of 15% of greater 3.5 ac d) Percent of impervious land 31%
e) Total gross floor area of buildings proposed _____
f) Method of sewage disposal Town Sewer
6. Deed Book & Page number(s) or Land Court Certificate number(s): --- 08063, 0449

The undersigned hereby apply to the Conservation Commission for a public hearing and an SMP under the Bylaw.

The undersigned hereby certify that the information on this application and plans submitted herewith is correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of his/her knowledge. The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

Jared Sentilucci
Signature of Petitioner(s)

Signature of Petitioner(s)

June 11, 2021
Date

RECORD OWNER'S KNOWLEDGE AND CONSENT

I hereby assert that I have knowledge of and give my consent to the application presented above.

Michael...

June 8, 2021

XXXXX CODE

Signature of Record Owner(s)

Signature of Record Owner(s)

Date

SECTION 2
PROJECT NARRATIVE

PROJECT NARRATIVE CONTENTS

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1.0 EXECUTIVE SUMMARY

On behalf of the Applicant, the Town of Ashland, and the project Architect, Flansburgh, Nitsch Engineering, Inc. is filing the enclosed Notice of Intent (NOI) and Stormwater Permit Application with the Ashland Conservation Commission for the proposed David Mindess Elementary School project, which is partially located within jurisdictional wetland resource areas (subsequently referred to as the "Project") and is subject to the Stormwater Permit Bylaw. The purpose of this NOI Application is to seek an Order of Conditions from the Ashland Conservation Commission approving the proposed project under the *Wetlands Protection Act* (M.G.L. c. 131, §40), the *Rivers Protection Act* (M.G.L. c. 256, Acts of 1996) and their Regulations (310 CMR 10.00), and the Town of Ashland Wetland Protection Bylaw. The purpose of the Stormwater Permit Application is to obtain the Stormwater Permit from the Ashland Conservation Commission.

The Project site is located at 90 Concord Street, Ashland, Massachusetts. The Project consists of the construction of a 104,885 square-foot two story building and various site improvements, including a new access driveway/roadways, parking lots, and utility work.

The site is partially located within jurisdictional wetland resource areas, including the 100-ft buffer to Bordering Vegetated Wetlands, Bank, Bordering Land Subject to Flooding, and Riverfront Area.

The proposed site improvements within the Buffer Zone include:

- A new access driveway;
- Paved vehicular access and parking areas;
- Drainage, water, and gas utilities;
- Landscaping;
- Play Fields;
- Walkways; and
- Associated earthwork and revegetation.

The proposed site improvements within the Bordering Land Subject to Flooding include:

- Removal of existing vehicular pavement;
- Reconstructed roadway and sidewalk;
- Drainage utilities;
- Associated earthwork and vegetation.

The proposed site improvements within the 200-ft Riverfront Area include:

- Removal of existing vehicular pavement;
- Reconstructed roadway and sidewalk;
- Drainage and Hydrant utilities; and
- Associated earthwork and vegetation.

The Project includes several mitigation measures to offset the impacts including stormwater management system and erosion and sedimentation controls. These mitigation measures are further discussed in the following narrative.

2.0 EXISTING CONDITIONS

2.1 Existing Site Description

The 26.35-acre Project site is located at 90 Concord Street in Ashland, Massachusetts (Figure 1 – USGS Locus Map and Figure 2 – Aerial Locus Map). The site is bounded by Concord Street to the

South, Residential abutters and Fiske Road to the north, an intermittent stream and residential abutters to the west, and an intermittent stream and residential abutters to the east. There is an existing pond and wetlands located along Concord Street on the southern side of the site that the intermittent stream to the west discharges to. A culvert discharges out of the pond and underneath Concord Street. South of Concord Street is the Sudbury River.

The existing site development is concentrated in the central portion of the site and contains an existing school building, parking areas, driveways and roadways, sidewalks, play fields, and utility services.

The site is serviced by municipal sanitary sewer, municipal water, gas, electric, and telecom services. Some utilities servicing the building are located within jurisdictional areas. Stormwater runoff from the Project site flows overland or is discharged through outfalls to the intermittent stream to the west of the site, the pond/bordering vegetated wetlands to the south of the site, the intermittent stream to the east of the site, or to the Town drainage main in Concord Street. Refer to the Stormwater Report for further details.

2.2 Wetland Resource Areas

The Project site is bordered to the west by an intermittent stream that flows into a Pond and bordering vegetated wetland to the south. The site is also bordered by an intermittent stream to the east. The Site contains the following jurisdictional wetland resource areas: Bordering Vegetated Wetlands, Bank (along intermittent streams), Bordering Land Subject to Flooding, and Riverfront Area (200 foot). LEC Environmental Consultants, Inc. submitted an Abbreviated Notice of Resource Area Delineation to the Ashland Conservation Commission and received an Order of Resource Area Delineation (ORAD) on April 20, 2021. The ORAD is included in Section 3 of this report.

Table 1. Jurisdiction Wetland Resource Areas

Wetland Resource Area	General Location	Flag Numbers (if applicable)
Bordering Vegetated Wetland (BVW)	Along the western, southern, and eastern property boundaries	WF 1-85
Bank-Intermittent Stream	Along the western property boundary	B1-11
Riverfront Area (RFA) (200 foot)	Along the southern property boundary	N/A
Bordering Land Subject to Flooding (BLSF)	Along the Southern portion of the property	N/A

Jurisdictional Buffers to Resource Areas

The 100-foot Buffer to BVW and Bank is jurisdictional under the Wetland Protection Act and extends onto the western, southern, and eastern boundary of the site.

Under the Ashland Wetlands Bylaw, the Town has a 25-foot No Disturb buffer around BVW. The 25-foot No Disturb Zone extends onto the eastern, southern, and western boundaries of the site. There is some existing disturbance within the 25-foot No Disturb Zone.

2.3 Other Environmental Considerations

FEMA Flood Zone

Based on the FEMA Flood Insurance Rate Maps for Ashland (Community Panel Number 25017C0514F), the Project site is located within the 100-year floodplain. A portion of the Site is located within a Zone AE with a base flood determination varying between Elevations 184 and 183

NAVD. This floodplain has been classified as Bordering Land Subject to Flooding (BLSF). Refer to Figure 3 - FEMA Map.

NHESP Priority and Estimated Habitat

Based on MASSGIS Priority Habitat GIS data layers of the 14th Edition of the Natural Heritage Atlas, effective August 1, 2017, the Project site is not located within designated Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species and does not contain any Certified Vernal Pools (Figure 4 – Natural Heritage and Endangered Species Program Map).

3.0 PROPOSED CONDITIONS

3.1 Overview of Proposed Work

The Town of Ashland is proposing the demolition of the existing school building and the construction of a new school building with associated parking facilities, pedestrian walkways, driveways, play fields, and utility services. The proposed project will result in a net increase in overall impervious area (building and pavement) of 3.6 acres (Table 2).

Table 2. Existing and Proposed Land Cover Type for the Project

Land Use	Existing (acres)	Proposed (acres)	Change
Pervious Area	21.2	17.5	-3.6
Impervious Area	5.2	8.8	+3.6
Total	26.4	26.4	---

The proposed project also includes the installation of a new stormwater management system that was designed in accordance with the MassDEP Stormwater Management Standards and the Ashland Stormwater Bylaw. See the Stormwater Report for additional details.

3.2 Snow Removal

Generally, snow will be moved to the edge of roads, parking lots and walkways into grass and landscaped areas. Additionally:

- During typical snow plowing operations, snow shall be pushed to designated snow removal areas indicated on the plans.
- Snow shall not be stockpiled in wetland resource areas or drainage system components.

4.0 RESOURCE AREA IMPACTS & PERFORMANCE STANDARD COMPLIANCE

The Project has been designed to limit disturbance in wetland resource areas to the maximum extent possible. However, due to the proximity of the Project site to the wetland system, intermittent stream, and the Sudbury River, some of the proposed work will occur in the 100-foot Buffer to BVW and Bank, Bordering Land Subject to Flooding, and Riverfront Area. The proposed building is located outside of the resource areas and 100-foot buffer to BVW and Bank. Table 3 provides a summary of the wetland resource areas impacted by the proposed project.

Table 3. Summary of Alteration within Jurisdiction Wetland Resource Areas and Buffers to Resource Areas

Wetland Resource Area	Proposed Alteration Area (sf)	Change to Impervious Area (sf)
Bordering Vegetated Wetland (BVW)	0	0
Bordering Land Subject to Flooding (BLSF)	8,860	-2,610
100-ft Buffer Zone to BVW/Bank	98,890	14,360
25-ft No Disturb Zone (Local Bylaw)	5,970	0
Riverfront Area (RFA) (200 foot)	3,810	-810

4.1 Proposed Work Within Bordering Land Subject to Flooding

General Performance Standards for BLSF

1. Compensatory storage shall be provided for all flood storage volume that will be lost as the result of a proposed project within BLSF when said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows.
2. Work within BLSF shall not restrict flows so as to cause an increase in flood stage or velocity.
3. Work in those portions of BLSF found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions. A project which alters up to 10% or 5,000 square feet of land in this resource area found to be significant to the protection of wildlife habitat shall not be deemed to impair its capacity to provide important wildlife functions.

The 100-year floodplain, designated at Elevation 183 and 184 by FEMA, encroaches on the southern portion of the Project site. This area is protected as Bordering Land Subject to Flooding under the Wetlands Protection Act. The proposed work within BLSF includes the removal of vehicular pavement and reconstruction of an existing driveway. Refer to the Figures Section for maps showing the existing and proposed work within BLSF.

The Project includes earthwork within BLSF but no changes are proposed to the existing grade within the BLSF and therefore, the volume of flood storage below the 100-year flood elevation will remain the same as in the existing condition.

4.2 Proposed Work Within 100-foot Buffer Zone to BVW/Bank

The proposed site improvements within 100-foot Buffer Zone to BVW/Bank include:

- A new access driveway;
- Paved vehicular access and parking areas;
- Drainage, water, and gas utilities;
- Landscaping;
- Play Fields;
- Walkways; and
- Associated earthwork and revegetation.

Refer to the Figures Section for maps showing the existing and proposed work within the 100-ft buffer zone to BVW/Bank.

4.3 Proposed Work Within 25-foot No Disturb Zone

Per the Town of Ashland Wetlands Bylaw, a 25-ft No Disturb Zone is established around Bordering Vegetated Wetlands. To avoid impact to the jurisdictional wetland resource areas, there will be no additional impervious area created by the proposed project within the 25-ft No Disturb Zone. Replacement of existing pavement as well as grading and planting will occur within the 25-foot No Disturb Zone. Erosion and sedimentation control barriers will be placed downstream of all areas draining to BVWs.

Refer to the Figures Section for maps showing the existing and proposed work within the 25-ft Buffer to BVW.

5.0 RIVERFRONT AREA IMPACTS

There is 3,812 sf of Riverfront Area (RFA) within the Limit of Work on the Project site, located to the North of the Sudbury River. Per Section 10.58(5) of the Regulations, Previously Developed Riverfront Area (RFA) includes areas degraded prior to August 7, 1996 by absence of topsoil, which includes impervious areas. Of the 3,812 sf of existing RFA, 62.3% (or 2,376 sf) is degraded under existing conditions, either due to lack of topsoil or existing impervious area (Table 4). All of the existing degraded area in the existing condition is vehicular pavement. The project will decrease the amount of degraded and impervious area onsite to 41.2%. Of the degraded area, 300 sf is concrete sidewalk and 1,270 is vehicular pavement.

Table 4. Riverfront Area Impact Summary

	0-100 ft RFA	100-200 ft RFA	Total	% of Total RFA On-site
Proposed Alteration (Total RFA within Limit of Work)	---	3,812 sf	3,812 sf	---
Existing Degraded Area	---	2,376 sf	2,376 sf	62.3%
Proposed Degraded Area	---	1,570 sf	1,570 sf	41.2%
Net Change in Degraded Area	---	-806 sf	-806 sf	---

The proposed project was designed to decrease the amount of degraded area within the RFA to the maximum extent practicable. Siting of the project entirely outside of the RFA was not practicable and the proposed work is an improvement over the existing condition.

Refer to the Figures Section for maps showing the existing and proposed work within the Riverfront Area.

6.0 PROPOSED MITIGATION MEASURES

The proposed project includes numerous mitigation measures to reduce the impact of the project on adjacent environmentally sensitive areas.

6.1 Pavement Removal

The amount of pavement within the Riverfront Area and Bordering Land Subject to Flooding will be decreased through the proposed project. The area will be covered with topsoil/soil profile consistent with the natural soils, and then seeded and planted with an erosion control seed mixture. Herbaceous and woody species appropriate to the site will also be planted.

6.2 Construction Period Erosion and Sedimentation Controls

Erosion and sedimentation controls are proposed to reduce the construction-related impact of the proposed project on adjacent wetland resource areas. Control measures will include, but are not limited to, minimizing land disturbance, providing temporary stabilization and covers, installing perimeter controls (silt fence and straw wattles/bales), constructing temporary sediment basins, and providing stormwater inlet protection (silt sack, straw wattles/bales). The contractor will be required to do inspections of all controls regularly to ensure that the controls are working properly. The contractor shall clean and reinstall any control that needs to be cleaned or replaced. Additionally, the contractor will clean/flush the entire stormwater management system prior to final acceptance by the owner.

The proposed project will disturb more than one acre of land, which requires the filing of a National Pollutant Discharge Elimination System (NPDES) Stormwater Construction General Permit. To apply for coverage under this General Permit, a Notice of Intent will be submitted to the U.S. Environmental Protection Agency prior to the commencement of construction by the Contractor. The NPDES Notice of Intent requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction activities, which will be submitted to the Conservation Commission and MassDEP prior to construction by the Contractor. The SWPPP is a detailed erosion and sediment control plan that indicates the structural and non-structural erosion and sediment controls that will be employed, as appropriate, to control erosion on the construction site. A draft of the SWPPP is included in the Stormwater Report (Attachment D).

6.3 Post-Construction Stormwater Management

The proposed stormwater management system is designed in accordance with the MassDEP Stormwater Management Standards and the Ashland Stormwater Bylaw. Best Management Practices (BMPs) will be used to mitigate potential changes in runoff, promote infiltration, and provide water quality treatment.

Water quality treatment will be achieved using proprietary water quality structures, bioretention basins, and subsurface infiltration. These BMPs were selected because they efficiently remove stormwater pollutants including total suspended solids. The proposed infiltration system and bioretention basins will promote groundwater recharge. Proprietary water quality structures will be used for pretreatment and water quality treatment in areas of the site where space is limited or there is no opportunity for infiltration. The enclosed Stormwater Report thoroughly details the proposed stormwater management system and its compliance with local and state regulations

The Stormwater Report includes an Operation and Maintenance Plan that was prepared in compliance with Standard 9 of the 2008 MassDEP Stormwater Handbook to provide best management practices for implementing maintenance activities for the stormwater management system in a manner that minimizes impacts to wetland resource areas. The project Owner has reviewed and agreed to implement the operation and maintenance practices outlined in the Plan.

6.4 Long-Term Pollution Prevention

A Long-Term Pollution Prevention Plan has been prepared in compliance with the Standards 4 and 9 of the 2008 Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards, which require provisions for the following:

- Good Housekeeping
- Storing materials and waste products inside or under cover
- Vehicle washing
- Routine inspections of stormwater best management practices
- Spill prevention and response
- Maintenance of lawns, gardens, and other landscaped areas
- Storage and used of fertilizers, herbicides, and pesticides
- Pet waste management
- Operation and management of septic systems
- Proper management of deicing chemicals and snow

The project Owner has reviewed and agreed to implement the management practices outlined in the Plan and proactively conduct operations at the Project site in an environmentally responsible manner.

7.0 CONCLUSION

On behalf of the Applicant, Nitsch Engineering is filing the enclosed Notice of Intent (NOI) Application and Stormwater Permit Application with the Ashland Conservation Commission for the construction of the new David Mindess Elementary School. The project will require some permanent alteration of Buffer Zones and Wetland Resource Areas under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, §40) and its Regulations (310 CMR 10.00). The Project provides numerous mitigation measures including: limiting clearing and disturbance in wetland resource areas, minimizing the disturbance within resource area boundaries, minimization of earthwork, and improving the stormwater management system to meet the MassDEP Stormwater Management Standards. This NOI report and supporting documentation provides a thorough description of the design details and regulatory compliance in accordance with the pertinent Wetland Statutes and Regulations. The Applicant seeks an Order of Conditions approving the Project as proposed.

SECTION 3

WETLAND RESOURCE AREA INFORMATION

Order of Resource Area Delineation

For Registry of Deeds Use Only



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
**WPA Form 4B – Order of Resource Area
Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

95-953

MassDEP File Number

eDEP Transaction Number

Ashland

City/Town

A. General Information

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

From: Ashland
1. Conservation Commission

2. This Issuance is for (check one):
a. Order of Resource Area Delineation
b. Amended Order of Resource Area Delineation

3. Applicant:

<u>Michael</u>	<u>Herbert, Town Manager</u>	
a. First Name	b. Last Name	
<u>Town of Ashland</u>		
c. Organization		
<u>101 Main Street</u>		
d. Mailing Address		
<u>Ashland</u>	<u>MA.</u>	<u>01721</u>
e. City/Town	f. State	g. Zip Code

4. Property Owner (if different from applicant):

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Mailing Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code

5. Project Location:

<u>90 Concord Street</u>	<u>Ashland</u>	<u>01721</u>
a. Street Address	b. City/Town	c. Zip Code
<u>14</u>	<u>186</u>	
d. Assessors Map/Plat Number	e. Parcel/Lot Number	
<u></u>	<u>42.263417</u>	<u>-71.459845</u>
Latitude and Longitude (in degrees, minutes, seconds):	f. Latitude	g. Longitude

6. Dates:

<u>2/22/2021</u>	<u>3/23/2021</u>	<u>4/20/2021</u>
a. Date ANRAD filed	b. Date Public Hearing Closed	c. Date of Issuance



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

95-953

MassDEP File Number

WPA Form 4B – Order of Resource Area Delineation

eDEP Transaction Number

Ashland

City/Town

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information (cont.)

7. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

Existing Conditions Plan, prepared by Mitch Engineering

3/19/2021

a. Title

b. Date

ANRAD prepared by LEC Environmental Consultants, with Attachments

2/22/2021

c. Title

d. Date

B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable):

a. **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

1. Bordering Vegetated Wetlands

2. Other resource area(s), specifically:

a. See attachment

b. **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1. Bordering Vegetated Wetlands

2. Other resource area(s), specifically:

a.

c. **Inaccurate:** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

1. Bordering Vegetated Wetlands

2. Other resource area(s), specifically:



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

95-953

MassDEP File Number

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Ashland

City/Town

B. Order of Delineation (cont.)

3. The boundaries were determined to be inaccurate because:

C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, § 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation.

This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).

D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, § 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
**WPA Form 4B – Order of Resource Area
Delineation**

Provided by MassDEP:

95-953

MassDEP File Number

eDEP Transaction Number

Ashland

City/Town

4/20/21
Date of Issuance

5
1. Number of Signers

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

E. Signatures

Please indicate the number of members who will sign this form.

Signatures

[Handwritten Signature]

Signature of Conservation Commission Member

Gabriel Toledo

Printed Name

[Handwritten Signature]

Signature of Conservation Commission Member

CATHERINE VAN LANCHEN

Printed Name

[Handwritten Signature]

Signature of Conservation Commission Member

William Moulton

Printed Name

[Handwritten Signature]

Signature of Conservation Commission Member

K & Narycen

Printed Name

[Handwritten Signature]

Signature of Conservation Commission Member

GENE CROUCH

Printed Name

Signature of Conservation Commission Member

Printed Name

Signature of Conservation Commission Member

Printed Name

Signature of Conservation Commission Member

Printed Name

This Order is valid for three years from the date of issuance.

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, which expires on _____ unless extended in writing by the issuing authority.

This Order is issued to the applicant and the property owner (if different) as follows:

2. By hand delivery on

3. By certified mail, return receipt requested on

a. Date

4/20/2021
a. Date

Attachment A

Wetland Flags approved:	I series (I A1, IA2, IA3, IA4f, I A15, I A6, I A7, I A7, I A8, I A9, IA10, and I A11).
Bank Flags	B Series (B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11)
Bordering Vegetated Wetlands	WF Series (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 20, 21, 22,23, 24, 25, 26, 27, 28, 39, 30, 31, 32, 33, 34, 35, 36, 38, 39, 40, 41, 42, 43, 44, 45, 46, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85)
	Approximate "BVW", and "Bank" Lines as shown on plans at 130 Concord Street, 17 Raymond Marchetti Street, 5 Alfred Road, and O Myrtle Street Rear.
Non-jurisdictional Areas	Isolated Wetlands: WF I-B1 through WF I-B10, and WF I-C1 through WF I-C9
Other Resource Areas Approved	Bank, floodplain (Bordering Land Subject to Flooding), approximate 200' Riverfront Area (from the Sudbury River)



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
**Request for Departmental Action Fee
 Transmittal Form**

DEP File Number:

Provided by DEP

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. Request Information

1. Location of Project

a. Street Address	b. City/Town, Zip
c. Check number	d. Fee amount

2. Person or party making request (if appropriate, name the citizen group's representative):

Name

Mailing Address

City/Town	State	Zip Code
Phone Number	Fax Number (if applicable)	

3. Applicant (as shown on Determination of Applicability (Form 2), Order of Resource Area Delineation (Form 4B), Order of Conditions (Form 5), Restoration Order of Conditions (Form 5A), or Notice of Non-Significance (Form 6)):

Name

Mailing Address

City/Town	State	Zip Code
Phone Number	Fax Number (if applicable)	

4. DEP File Number:

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



B. Instructions

1. When the Departmental action request is for (check one):

- Superseding Order of Conditions – Fee: \$120.00 (single family house projects) or \$245 (all other projects)
- Superseding Determination of Applicability – Fee: \$120
- Superseding Order of Resource Area Delineation – Fee: \$120

Send this form and check or money order, payable to the *Commonwealth of Massachusetts*, to:

Department of Environmental Protection
 Box 4062
 Boston, MA 02211



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

**Request for Departmental Action Fee
Transmittal Form**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

Provided by DEP

B. Instructions (cont.)

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.
3. Send a **copy** of this form and a **copy** of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).
4. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

eDEP Transaction Number

City/Town

Recording Information

Prior to commencement of work, this Order of Resource Area Delineation must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Resource Area Delineation. The recording information on this page shall be submitted to the Conservation Commission listed below.

Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Conservation Commission

Please be advised that the Order of Resource Area Delineation for the Project at:

Project Location

MassDEP File Number

Has been recorded at the Registry of Deeds of:

County

Book

Page

For:

Property Owner

and has been noted in the chain of title of the affected property in:

Book

Page

In accordance with the Order of Resource Area Delineation issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant

SECTION 4

DOCUMENTATION OF ABUTTER NOTIFICATION

Abutter Notification
Affidavit of Service
Certified Abutters List

**NOTIFICATION TO ABUTTERS
UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the Applicant is the Town of Ashland
- B. The Applicant has filed a Notice of Intent with the Ashland Conservation Commission to remove, fill, dredge or alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40).

The project consists of the demolition of the existing David Mindess Elementary School building and the construction of a new elementary school building and various site improvements, including new access roads, parking areas, play fields, utility services, and a stormwater management system.

- C. The location of the proposed activity is 90 Concord Street.
- D. Copies of the Notice of Intent may be examined at Ashland Town Hall, Conservation Commission Office (101 Main Street) between the hours of 8:30 am and 3:30 pm, Monday, Tuesday, and Thursday, and between the hours of 8:00 am and 7:00 pm on Wednesday.
- E. An electronic copy of the Notice of Intent may be obtained from the applicant's representative: Please contact Jared Gentilucci at Nitsch Engineering, Inc. at (508) 365-1032 between 9 am and 5 pm, Monday through Friday.
- F. Information regarding the date, time, and place of the Public Hearing may be obtained from the Ashland Conservation Commission by calling 508-881-0100 x7924 between the hours 8:30 am and 3:30 pm, Monday, Tuesday, and Thursday, and between the hours of 8:00 am and 7:00 pm on Wednesday.

The Public Hearing for the proposed project will be held during the Ashland Conservation Commission meeting on Monday, June 28 at 7:15 PM.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the Metrowest Daily News.

NOTE: Notice of the public hearing, including its date, time, and place, will be posted at Ashland Town Hall, 101 Main Street not less than forty-eight (48) hours in advance.

NOTE: You may contact the nearest Department of Environmental Protection Regional office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

Northeast Region: 978-661-7600

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

I, Jared Gentilucci, hereby certify under the pains and penalties that at least one week prior to the public hearing, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP guide to Abutter Notification dated April 8, 1994, in connection to the following matter:

Submission of a Notice of Intent to the Ashland Conservation Commission for the work associated with the proposed Mindess School Project at 90 Concord Street was filed on June 14, 2021. The project includes of the demolition of the existing school building and the construction of a new school building with associated site improvements.

The form of notification and the list of abutters to whom it was given, is attached to the Affidavit of Service.



Jared Gentilucci, PE

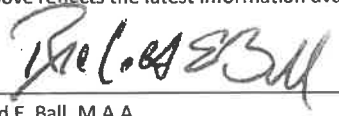
6/14/21
Date

April 26, 2021

To The Conservation Commission
90 Concord Street
Town of Ashland
Abutters To Map 14 Parcel 185

PARCEL ID	PARCEL LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
09-273-00-000	10 GOODNOW AVE	CHUMAKOV VLADIMIR	FOMITCHEVA ELENA	10 GOODNOW AVE	ASHLAND	MA	01721
09-274-00-000	0 MYRTLE ST REAR	TOWN OF ASHLAND		101 MAIN ST	ASHLAND	MA	01721
14-175-00-000	11 ALFRED RD	GIOMBETTI JOSEPH G	KATHERINE A GIOMBETTI	11 ALFRED RD	ASHLAND	MA	01721
14-176-00-000	9 ALFRED RD	GIOMBETTI JOSEPH G	KATHERINE A GIOMBETTI	11 ALFRED RD	ASHLAND	MA	01721
14-177-00-000	5 ALFRED RD	FRASER THOMAS D	VARRIEUR TRACY L	5 ALFRED RD	ASHLAND	MA	01721
14-178-00-000	15 RAYMOND MARCHETTI ST	OWNER UNKNOWN		101 MAIN ST	ASHLAND	MA	01721
14-178-01-001	15 RAYMOND MARCHETTI ST	TANVIR RIZWAN	SOBHAN MOHAMMAD A	15 RAYMOND MARCHETTI ST	ASHLAND	MA	01721
14-178-01-002	17 RAYMOND MARCHETTI ST	PATEL RITEN	GUNJA PATEL	17 RAYMOND MARCHETTI ST	ASHLAND	MA	01721
14-179-00-000	11 RAYMOND MARCHETTI ST	OWNER UNKNOWN		101 MAIN ST	ASHLAND	MA	01721
14-179-01-001	11 RAYMOND MARCHETTI ST	MAGRI JOHN J	LESLIE MAGRI	11 RAYMOND MARCHETTI ST	ASHLAND	MA	01721
14-179-01-002	11 RAYMOND MARCHETTI ST	MAGRI STEVEN E	KAREN M MAGRI	11 RAYMOND MARCHETTI ST	ASHLAND	MA	01721
14-184-00-000	84 CONCORD ST	FIELD JULIANA	RIVAS JOSE A	84 CONCORD ST	ASHLAND	MA	01721
14-186-00-000	126 CONCORD ST	BERGERON GREGORY		126 CONCORD ST	ASHLAND	MA	01721
14-187-00-000	130 CONCORD ST	BURINSKIY NIKOLAY V	BURINSKAYA SVETLANA	130 CONCORD ST	ASHLAND	MA	01721
14-188-00-000	136 CONCORD ST	OWNER UNKNOWN		101 MAIN ST	ASHLAND	MA	01721
14-188-01-001	136 CONCORD ST	MORGAN STEPHEN J		136 CONCORD ST	ASHLAND	MA	01721
14-188-01-002	138 CONCORD ST	QUINTANILLA CARLOS		138 CONCORD ST	ASHLAND	MA	01721
14-189-00-000	140 CONCORD ST	NARDI JENNIFER N		77 CAMP ST	MILFORD	MA	01757
14-190-00-000	6 FISKE RD	DEGEORGE DAVID C	REBECCA A DEGEORGE	6 FISKE RD	ASHLAND	MA	01721
14-191-00-000	6 GOODNOW AVE	KRAUSS RANDY D & ANNE G	TRUSTEES KRAUSS REALTY TRUST	6 GOODNOW AVE	ASHLAND	MA	01721
14-193-00-000	7 FISKE RD	RAMSEY JEREMY	JULIE RAMSEY	7 FISKE RD	ASHLAND	MA	01721
14-197-00-000	62 FOUNTAIN ST	PHIPPS-RAM KATHARINE		62 FOUNTAIN ST	ASHLAND	MA	01721
14-217-00-000	51 BELLVIEW HEIGHTS	WHITTREDGE STEVEN F	JANET L M WHITTREDGE	51 BELLVIEW HGTS	ASHLAND	MA	01721
14-219-00-000	46 BELLVIEW HEIGHTS	GONZALEZ FRANCISCO E	BRENDA V GONZALEZ	46 BELLVIEW HGTS	ASHLAND	MA	01721
14-240-00-000	148 CONCORD ST	WHITTY DAVID	CYNTHIA WHITTY	148 CONCORD ST	ASHLAND	MA	01721
14-241-00-000	0 FISKE RD	OWNER UNKNOWN		101 MAIN ST	ASHLAND	MA	01721
14-274-00-000	85 CONCORD ST	CINCOTTA PATRICIA M		85 CONCORD ST	ASHLAND	MA	01721
14-275-00-000	87 CONCORD ST	ABDOU BETSY F		87 CONCORD ST	ASHLAND	MA	01721
14-276-00-000	91 CONCORD ST	LOURANDOS MARILYN Z	TRUSTEE MARILYN Z LOURANDOS LIVING	94 CEDAT ST	HOLLISTON	MA	01746
14-277-00-000	99 CONCORD ST	HOGAN ARTHUR L & ROSE M	TRSTS ARTHUR L HOGAN LIVING TR	99 CONCORD ST	ASHLAND	MA	01721
14-279-00-000	117 CONCORD ST	CHOQUET ANDREA		117 CONCORD ST	ASHLAND	MA	01721
14-280-00-000	123 CONCORD ST	LEACU THOMAS A	JOSEPH J MAGNANI	123 CONCORD ST	ASHLAND	MA	01721

The above reflects the latest information available on our records.


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


Date

FIGURES

Figure 1 – USGS Locus Map

Figure 2 – Aerial Locus Map

Figure 3 – Natural Heritage and Endangered Species Program Map

Figure 4 – FEMA Floodplain Map

Figure DA-EX-RA1 – Existing Areas within 100-Ft Buffer to BVW

Figure DA-PR-RA1 – Proposed Areas within 100-Ft Buffer to BVW

Figure DA-EX-RA2 – Existing Areas within BLSF

Figure DA-PR-RA2 – Proposed Areas within BLSF

Figure DA-EX-RA3 – Existing Areas within RFA

Figure DA-PR-RA3 – Proposed Areas within RFA

Figure DA-EX-RA4 – Existing Areas within 25-Ft Buffer to BVW

Figure DA-PR-RA4 – Proposed Areas within 25-Ft Buffer to BVW

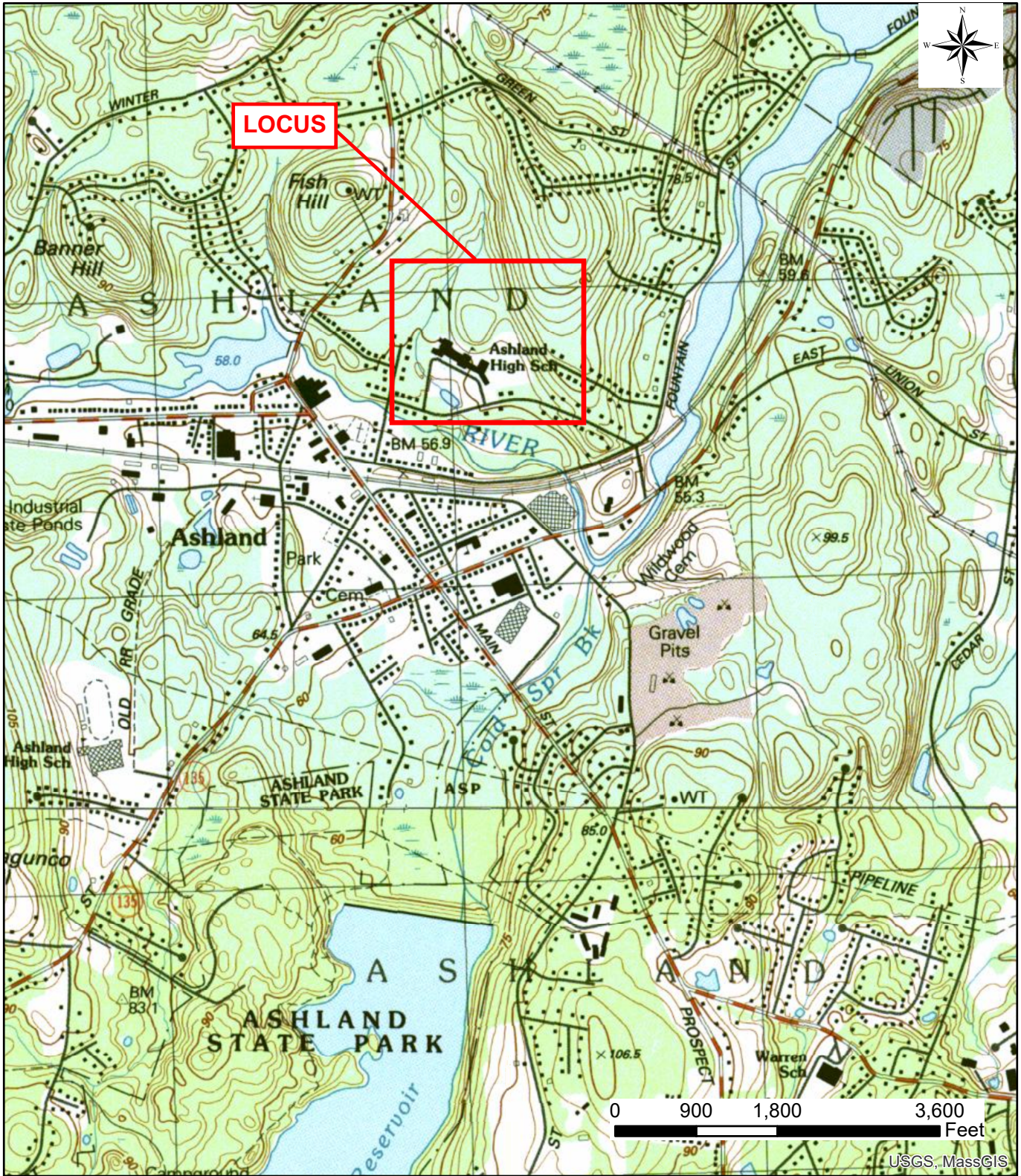


Figure 1: USGS Locus

Project Name: Mindess Elementary School

Location: Ashland, MA



Figure 2: USGS Aerial Locus
Project Name: Mindess Elementary School
Location: Ashland, MA

National Flood Hazard Layer FIRMMette



71°27'56"W 42°16'2"N

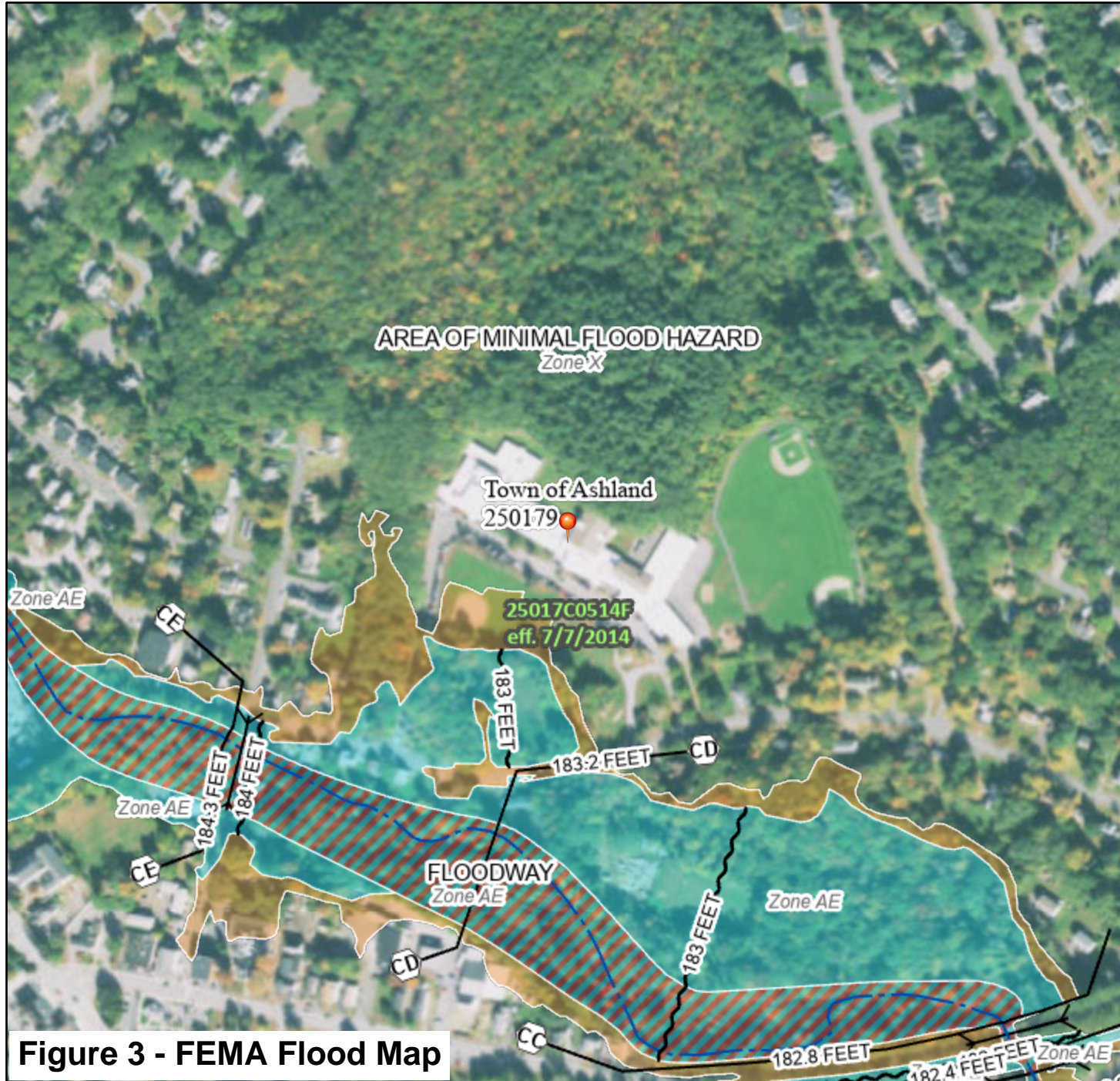


Figure 3 - FEMA Flood Map

Feet 1:6,000
 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/28/2021 at 11:33 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

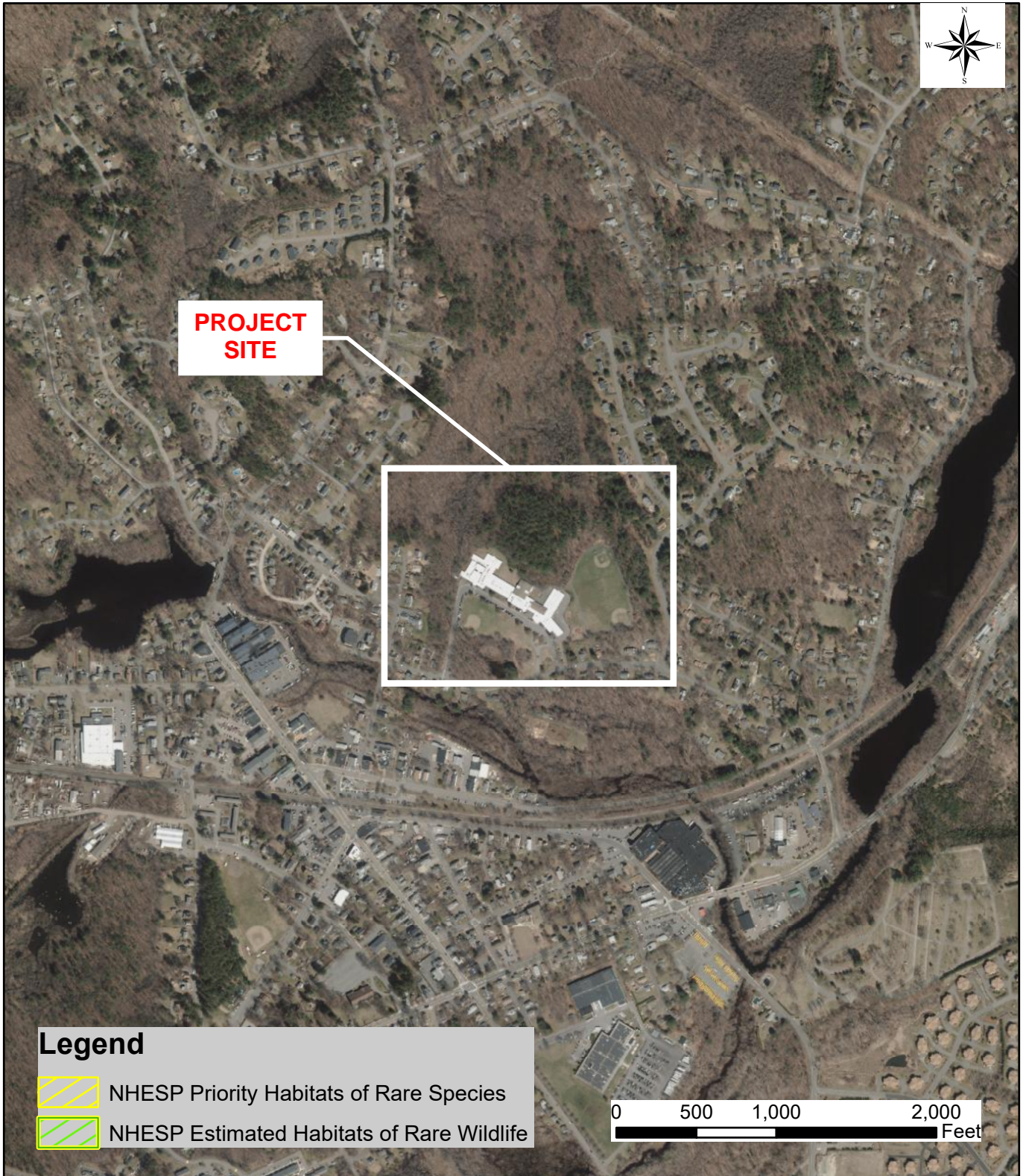
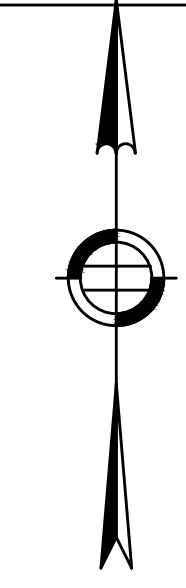


Figure 4: NHESP Habitats of Rare Species/Wildlife

Project Name: Mindess Elementary School

Location: Ashland, MA

Existing 100' Buffer Zone



90 Concord Street, Ashland, MA

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Owner Project Manager
Compass Project Management, Inc.
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AM Fogarty
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Hingham, Massachusetts 02043

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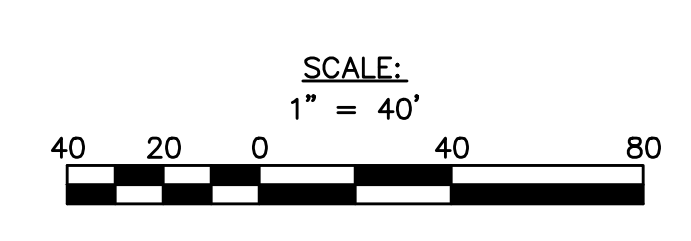
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Design Development

Key Plan

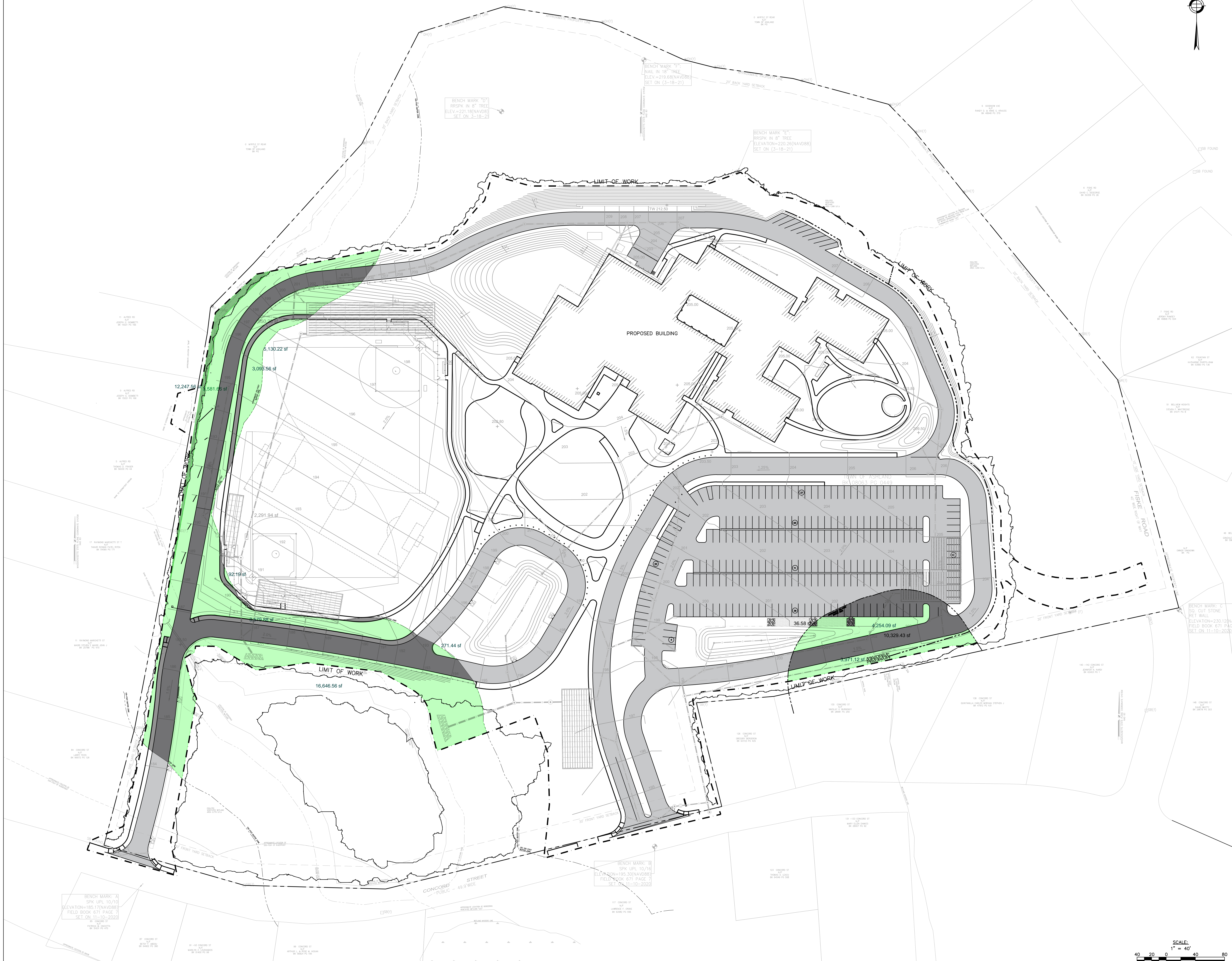
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Drawn By: NJB
Checked By: NJB
Reviewed By: NJB
Issue Date: 05-24-2021
Sheet No.:



DA-EX RA1

Proposed 100' Buffer Zone



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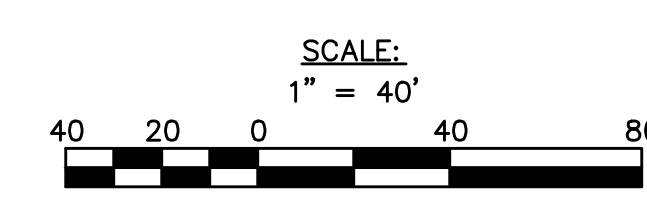
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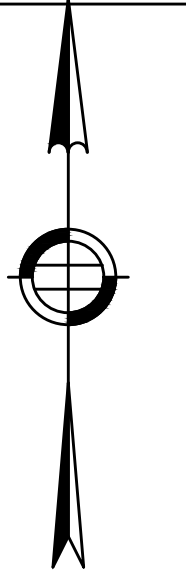
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PROPOSED DRAINAGE AREA

Drawn By NJB	Project ID 1914.00
Reviewed By BMV/JEG	Scale 1" = 40'
Issue Date 05-08-2021	Plot Date 05-24-2021

Sheet No.
**DA-PR
RA1**



Existing Flood Plain Zone



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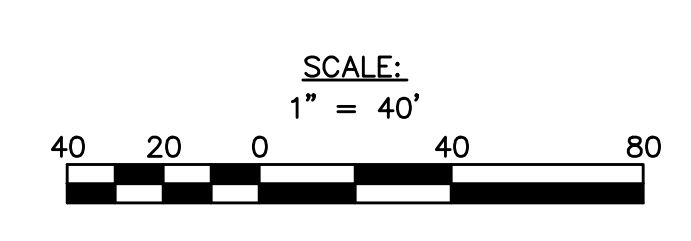
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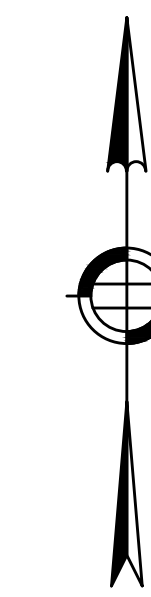
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Pinned By: 1314.07
Reviewed By: Scale
Issue Date: 05.08.2021
Plot Date: 05.24.2021
Sheet No.

DA-EX RA2



Proposed Flood Plain Zone



90 Concord Street, Ashland, MA

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Sheet Title
PROPOSED DRAINAGE AREA

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Reviewed By BMV/JEG	Scale 1" = 40'
Issue Date 05-08-2021	Plot Date 05-24-2021
Sheet No. DA-PR RA2	

DA-PR RA2



Existing 200' Riverfront Area



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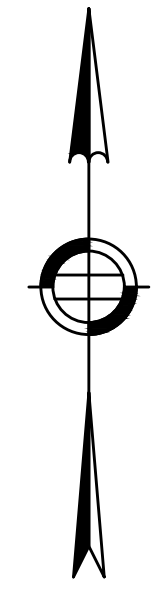
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Reviewed By	Scale
Issue Date	Plot Date
05-24-2021	05-24-2021

Sheet No. **DA-EX RA3**

SCALE:
1" = 40'
40 20 0 20 40 80

Proposed 200' Riverfront Zone



90 Concord Street, Ashland, MA

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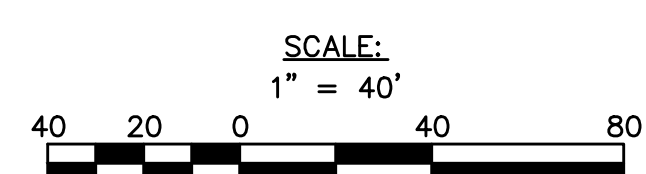
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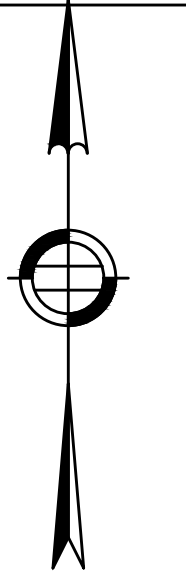
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Issue Date 05.08.2021	Plot Date 05.24.2021
Sheet No.	

DA-PR RA3



Existing 25' Buffer Zone



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Hingham, Massachusetts 02043

90 CONCORD ST
N/F
TOWN OF ASHLAND
BK 08063 PG 0449
PID 0140140018500900
28+ ACRES (DEED)
26.74± (CALC.)

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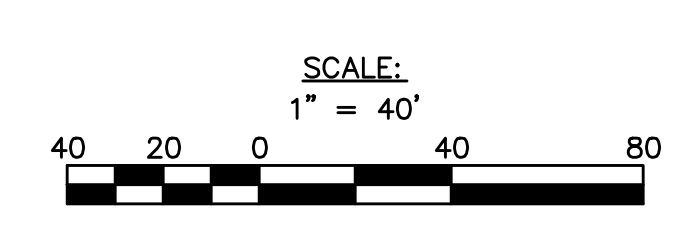
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DA-EX RA4

Proposed 25' Buffer Zone



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Sheet Title
PROPOSED DRAINAGE AREA

Drawn By NJB	Project ID 1914.00
Reviewed By BMV/JEG	Scale 1" = 40'
Issue Date 05-02-2021	Plot Date 05-24-2021

DA-PR RA4



Legend
Description Quantity Unit

SPK UPL 10/10
ELEVATION=152.17(NAD83)
FIELD BOOK 671 PAGE 7
SET ON 11-10-2020

Total Area 92,559.00 sf

