



## J.D. MARQUEDANT & ASSOCIATES INC.

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Land Surveying  
34 Hayden Rowe Street #203  
Hopkinton MA 01748  
Phone: 508-435-4145 Fax: 508-435-0157

September 7, 2021

Stormwater Management Permit Narrative 56 Fountain Street Ashland MA

### Introduction:

J.D. Marquedant & Associates, Inc. is pleased to submit this summary analysis on behalf of Fabio Fragale, the applicant, related to the proposed construction activities at 56 Fountain Street Ashland MA.

The site in question is a single-family residential building lot shown on a plan prepared January 20, 1953 and recorded as Plan #184 of 1953 in the Middlesex South Registry of Deeds.. The parcel is 2.62 acres in size. The site is a residential property with an existing 2 story wood dwelling and wooden barn. The dwelling is accessed via an existing paved driveway. The topography is moderately to steeply sloping from a westerly to easterly direction. The rear of the parcel is predominately wooded while the easterly portion is grassed with small trees/shrubs. Several small gardens are contained within the grassed areas. The project site was reviewed by Scott Heim of Northeast Ecological Services and no wetlands resource areas were encountered on the site or along abutting properties.

### Work Description:

The proposed alteration to the site comprises approximated 59,138 square feet of area. Elements of the proposed construction at the site include:

- ✓ Demolition of the existing dwelling and barn. Removal of the existing driveways, patios and walkways at both the front and rear of the dwelling
- ✓ Construction of a new single family dwelling, barn and paddock for the grazing of horses.
- ✓ Installation of a connection to municipal water and sewer services. Installation of a utility pole and underground electrical power service and cable television.
- ✓ Installation of a bituminous concrete driveway
- ✓ Installation of storm water mitigation facilities
- ✓ Site grading

Work associated with completing these elements includes installing erosion control devices, tree clearing and stump grubbing, installing fill/soil, paving, foundation wall construction, vertical dwelling construction, finish grading and loaming and seeding of disturbed areas.

The project has been designed to include elements that will address requirements within the Storm Water Management Bylaw to protect the interests of the bylaw and mitigate potential impacts to the site and those of abutting property owners. As identified above, an erosion control program will be implemented to prevent short term adverse impacts during construction activities. A natural buffer of existing vegetation will be maintained wherever possible.

The house lot is to be serviced by both municipal water and sewer services. The dwelling location is proposed for an area at the westerly portion of the site. The proposed dwelling is proposed be constructed at a location that will be in accordance with all front, side and rear yard setbacks required in the "RA" zone district.

In general, work proposed at the site will occur in existing moderately sloping areas (grades of 10% or less), which are upslope of areas that are stabilized with vegetative cover. Fill materials will be generated in the excavation of the proposed concrete foundations for the proposed barn and dwelling. Fill materials necessary for the construction of the driveway, storm water mitigation system and the filling of the existing foundations at the razed dwelling location will be brought on site. Only clean fill free of stumps, boulders or other deleterious materials shall be used for construction at the project.

Storm water flows will be collected via a gutter system at the proposed dwelling location. An underground infiltration system consisting of piping, crushed stone and Cultec Model 330XL chambers will be used to infiltrate the flows at a location adjacent to the dwelling. An additional system proposed to infiltrate flows associated with the driveway is included on the site designs near the southerly boundary line of the parcel. Flows will be directed to a proposed catch basin location along the southerly side of the driveway by a proposed bituminous concrete Cape Cod Berm. The storm water will be piped to an infiltration system comprised of piping, crushed stone and Cultec Model 150 chambers.

Protocols for the inspection and maintenance of elements of the collection and infiltration systems for the storm water flows have been included in storm water calculations for the project. The protocols identify the elements of the systems that will receive periodic inspections both short term during construction activities and long term post construction to insure the system functions properly. Included in the protocols are inspection reports and guidance to the property owner regarding measures to be taken to insure the proper function of each element of the system.

Construction sequence:

1. It is anticipated that the razing of the existing dwelling and barn will occur prior to any construction activities at the site. A demolition permit has been filed with the Town of Ashland for these activities. The existing dwelling locations will be filled with appropriate fill materials and capped with loam and seed to stabilize the areas.
2. After demolition of the existing structures is complete the construction of the new dwelling will begin. The proposed driveway will be roughed in. Top soil at this location will be stockpiled for future use. A suitable sub-grade material will be installed at the driveway location.

3. Materials will be excavated at the proposed dwelling location and stockpiled for future use. The foundation system will be installed and backfilled. Connections to future gutter and downspout collection systems will be installed for later use. Vertical construction of house and barn will begin.
4. Connections to municipal water, sewer and existing power services contained within the project site will begin. The necessary piping will be installed, inspected and backfilled in a timely manner.
5. Storm water collection, mitigation and infiltration systems will be installed in accordance with site designs.
6. Site grading will be completed in accordance with site designs for the project.
7. Paving activities for the proposed driveway will be completed.
8. Disturbed areas will be finely graded, loamed and seeded to encourage site stabilization. All construction debris will be collected and removed from the site. Long term inspection and maintenance activities will begin in accordance with protocols for the project.

It is anticipated that site activities will begin upon issuance of the stormwater management permit by the Town of Ashland Conservation Commission. Site altering activities will be complete approximately 15 months after the start of construction.

Middlesex South Registry of Deeds  
Electronically Recorded Document

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Recording Information

Document Number : 207894  
Document Type : DEED  
Recorded Date : December 22, 2017  
Recorded Time : 11:25:43 AM  
  
Recorded Book and Page : 70427 / 75  
Number of Pages(including cover sheet) : 4  
Receipt Number : 2163756  
Recording Fee (including excise) : \$1,949.00

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MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 12/22/2017 11:25 AM  
Ctrl# 275289 01563 Doc# 00207894  
Fee: \$1.824.00 Cons: \$400.000.00  
\*\*\*\*\*

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)

**QUITCLAIM DEED**

BEVERLY E. GRACIA, TRUSTEE of the GATES FAMILY IRREVOCABLE TRUST under Trust Agreement dated May 29, 2013, being an unrecorded Trust, with an address of 56 Fountain Street, Ashland, Massachusetts

for consideration paid, and in full consideration FOUR HUNDRED THOUSAND and 00/100 (\$400,000.00) DOLLARS

grant to FABIO FRAGALE and MAUREEN R. FRAGALE, husband and wife, Tenants by the Entirety, of 56 Fountain Street, Ashland, Massachusetts

**WITH QUITCLAIM COVENANTS**

The land with the buildings thereon situated on the Northwesterly side of Fountain Street in Ashland, Middlesex County, Massachusetts, bounded and described as follows:

Beginning at the Southeasterly corner thereof at a point on the Northwesterly side of Fountain Street at land of B.L. Parsons as shown on a plan hereinafter referred to; thence running

NORTHWESTERLY along a wall shown on said plan, by said Parsons Land and by land of Holman, Jr. an land marked "Formerly of W. J. Bell", alt as shown on said plan, 382 feet more or less to a point; thence more

NORTHERLY by said land marked "formerly of W. J. Bell" and by land of W.A. Tremere and by land of FE. Wilson as shown on said plan, 281 feet more or less to a hub on said plan; thence

SOUTHWESTERLY by said Wilson land, 75 feet to land now or formerly of W. J. Bell; thence

NORTHWESTERLY by said last mentioned land one (1) foot to a point; thence

SOUTHWESTERLY by said last mentioned land, 103 feet more or less to Bellview Heights Road on said plan; thence

NORTHWESTERLY by said Bellview Heights Road 25.2 feet to other land of W. J. Bell as shown on said plan; thence

NORTHEASTERLY by said other land of W.J. Bell, 91.5 feet to a corner of walls as shown on said plan; thence more

NORTHERLY along a wall and by other land of W. J. Bell as shown on said plan, 174.9 feet to a corner of walls at land of J.M. Walker as shown on said plan: thence

PROPERTY: 56 FOUNTAIN STREET, ASHLAND, MASSACHUSETTS

SOUTHEASTERLY along a wall and by said Walker land and by land marked "formerly of Otis C. Wells" on said plan, 710 feet more or less to said Fountain Street; thence

SOUTHWESTERLY on said Fountain Street in two (2) courses together measuring 175 feet more or less to the point of beginning.

All as shown upon a plan entitled "Ashland, Mass. Plan of Land on Fountain Street, Scale 1" = 50' January 20, 1953, E.H. Howard, C.E." which plan is recorded at the Middlesex South Registry of Deeds in Book 8031 Page 157.

Said premises are conveyed subject to easements of record and restrictions of record as far as the same are now in force and applicable to the granted premises.

BEING the same premises conveyed to Beverly E. Gracia, Trustee of the Gates Family Irrevocable Trust by deed of Harold W. Gates, Trustee of the Harold W. Gates Trust, and Evelyn H. Gates, Trustee of the Evelyn H. Gates Trust, dated May 29, 2013 and recorded with the Middlesex South District Registry of Deeds in Book 62205, Page 360.

The Grantor named herein does hereby voluntarily release any and all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and states under the pains and penalties of perjury that there are no other persons or person entitled to any homestead rights

WITNESS my hand and seal this 4 day of December, 2017.

Beverly E. Gracia TR  
Beverly E. Gracia, Trustee of the Gates Family  
Irrevocable Trust

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

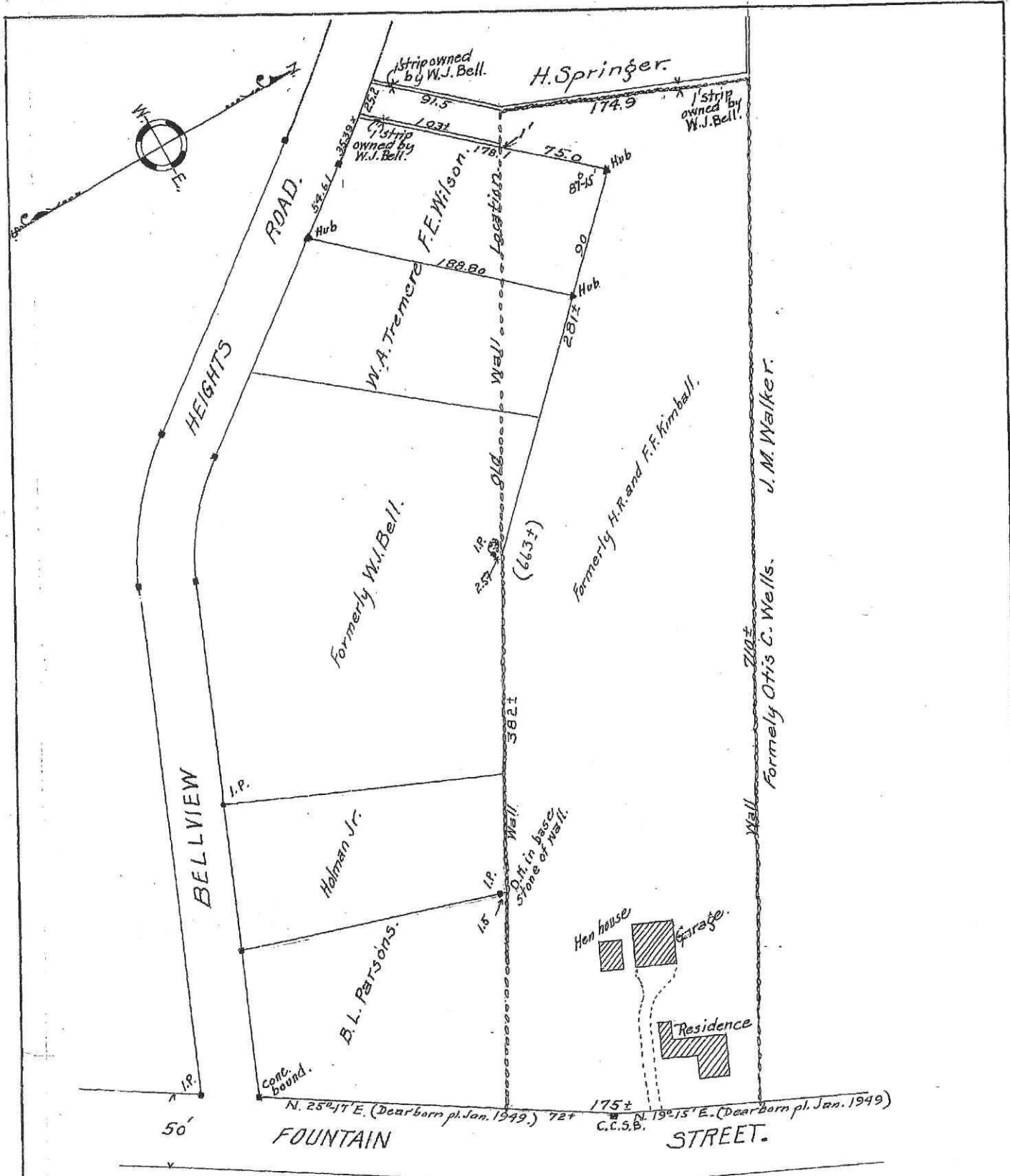
On this 4 day of December, 2017, before me, the undersigned notary public, personally appeared Beverly E. Gracia proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Trustee of the Gates Family Irrevocable Trust.

[Signature]  
Notary Public: PATRICIA A. KURDLE  
My Commission Expires: 3/16/2023



184 48

77.



Middlesex Registry of Deeds, Sta. Dist.  
 OF THE COUNTY OF MASS.  
 Plan Number 184 of 1953  
 Rec'd FEB 10 1953 at 9.12 A.M.  
 Vol. 2550 Page 72

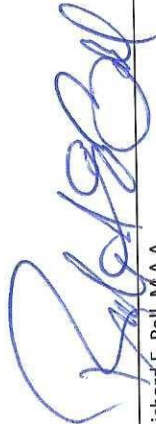
ASHLAND, MASS.

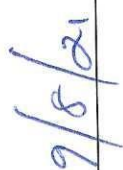
To The Conservation Commission  
 56 Fountain Street  
 Fabio and Maureen R. Fragale  
 Abutters To Map 14 Parcel 203

September 8, 2021

PARCEL ID	PARCEL ADDRESS	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
14-197-00-000	62 FOUNTAIN ST	PHIPPS-RAM KATHARINE		62 FOUNTAIN ST	ASHLAND	MA	01721
14-204-00-000	46 FOUNTAIN ST	WINTERHALTER ROBERT P	CYNTHIA C WINTERHALTER	132 EAST MAIN ST APT 108	HOPKINTON	MA	01748
14-205-00-000	7 BELLVIEW HEIGHTS	OTTEN FREDERICK S	MARIANNE OTTEN	7 BELLVIEW HGTS	ASHLAND	MA	01721
14-206-00-000	11 BELLVIEW HEIGHTS	NORRIS PAUL	KARYN J NORRIS	11 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-207-00-000	15 BELLVIEW HEIGHTS	BREED CORINNE	JONATHAN BREED	15 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-208-00-000	19 BELLVIEW HEIGHTS	SCHORTMANN DAVID D		19 BELLVIEW HGTS	ASHLAND	MA	01721
14-209-00-000	23 BELLVIEW HEIGHTS	CARRON MICHELLE B		23 BELLVIEW HGTS	ASHLAND	MA	01721
14-210-00-000	27 BELLVIEW HEIGHTS	SATLAK ELAINE		27 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-211-00-000	31 BELLVIEW HEIGHTS	FELL DENNIS F	TRUSTEE OF THE FELL 2004 REALTY TR	31 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-212-00-000	35 BELLVIEW HEIGHTS	CONNORS DAVID M	MELISSA L CONNORS	35 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-222-00-000	34 BELLVIEW HEIGHTS	DOWNEY KAREN ANN		34 BELLVIEW HGTS	ASHLAND	MA	01721
14-223-00-000	30 BELLVIEW HEIGHTS	BAZARIAN JANEEN		30 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-224-00-000	26 BELLVIEW HEIGHTS	PEREL SVETLANA	LEONID PEREL	26 BELLVIEW HEIGHTS	ASHLAND	MA	01721
15-001-00-000	0 FOUNTAIN ST	COMM OF MASS - MDC		HEADQUARTERS BLDG / 20 SOMERSET	BOSTON	MA	02108

The above reflects the latest information on our records.

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

  
 Date

14 parcels/abutters

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## Demo Permit Delay: 56 Fountain St

1 message

Jennifer Paratore <jennifer.l.paratore@gmail.com>

Tue, Jul 20, 2021 at 9:11 PM

To: townclerkoffice@ashlandmass.com, Doug Scott <dscott@ashlandmass.com>, rporter@ashlandmass.com, Historical Commission <historical@ashlandmass.com>

Please let this serve as written notice that the Historical Commission had their monthly public meeting on July 20, 2021. The board members voted unanimously that 56 Fountain Street is a historically significant building and should be preferentially preserved. Per the Town by-law, a 9 month demolition delay should be put into effect as of the date of this written notice. The Commission's decision shall also be reflected on this month's meeting minutes. During this 9 month delay, the Commission requests that the demo permit applicant appear before the Commission to discuss what they have been doing to sell, rehab, restore or preserve the property.

For future demolition notices of buildings built prior to 1940, the Commission kindly requests that the entire Board is notified so we can begin our research on the property and add it to our agenda with adequate time to notify the public. The best e-mail to use for this notification is [Historical@ashlandmass.com](mailto:Historical@ashlandmass.com)

Thank you!  
Jen Paratore  
Clerk  
Ashland Historical Commission

RECEIVED  
TOWN CLERK  
ASHLAND, MA  
2021 JUL 21 PM 5:12

