

#9218  
\$100.00

**APPLICATION FOR  
STORMWATER MANAGEMENT PERMIT  
TO  
CONSTRUCT A NEW SINGLE-FAMILY DWELLING**

at

**42 WILBUR DRIVE (Lot 14)  
ASHLAND, MASSACHUSETTS**

**RECEIVED**

**PREPARED FOR:**

**NOV 22 2021**

**STEVE HICKEY  
RICHMOND DEVELOPMENT  
P.O. BOX 539  
ASHLAND, MA 01721**

**TOWN OF ASHLAND  
CONSERVATION COMM**

**PREPARED BY:**



**19 EXCHANGE STREET  
HOLLISTON, MA 01746**

**Prepared By:**

  
\_\_\_\_\_  
**Joyce E. Hastings, P.L.S.  
Wetlands Consultant**

**November 22, 2021**

November 22, 2021

Ashland Conservation Commission  
Town Hall  
101 Main Street  
Ashland, MA 017

**Re: Application for Stormwater Management Permit  
Magunco Realty Trust, Steve Hickey  
42 Wilbur Drive (Lot 14), Ashland, MA**

Dear Commission Members,

On behalf of our client, Steve Hickey of Magunco Realty Trust, P.O Box 539, Ashland, MA 01721, we are submitting an Application for a Stormwater Management Permit to construct a new single family dwelling at 42 Wilbur Drive (Lot 14). The proposed project is located within the 100-foot wetland buffer zone of a bordering vegetated wetland.

**Existing Conditions:**

The project is located on a 52,861 square foot residential parcel, on the northerly side of Wilbur Road, in the Apple Ridge Residential Subdivision, near the intersection of Russet Road. The lot is undeveloped and wooded. The westerly half of the lot is covered by a drainage easement and a bordering vegetated wetland.

**Massachusetts Wetlands Protection Act and Ashland Wetland Bylaw:**

The wetland delineation of the site was updated by GLM Engineering Consultants, Inc on 25 August 2020 utilizing the regulations outlined in the Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40), the National List of Plant Species That Occur in Wetlands: Massachusetts 2012 and Hydric Soils in New England, May 1995.

The wetlands are marked with pink flagging numbered GLM 20-1 to GLM 20-12. The wetlands are characterized by an over story of Red Maple (*Acer rubrum*), a shrub layer of Highbush Blueberry (*Vaccinium corymbosum*) and a ground cover of Cinnamon Fern (*Osmundastrum cinnamomeum*). The uplands are characterized by an overstory of Red Oak (*Quercus rubra*) and White Pine (*Pinus strobus*), a shrub layer of White Pine (*Pinus strobus*).

The project falls within the 100-foot Buffer Zone of the delineated wetland, and is therefore subject to the jurisdiction of the Massachusetts Wetlands Protection Act and the Ashland Wetlands Protection Bylaw.

**Flood Plain and Natural Heritage:**

The project does not lie within a Federally designated flood hazard as shown on Flood Insurance Rate Map, Community-Panel Number 25017C0652E, effective date: June 4, 2010.

According to the Natural Heritage Atlas 2021 MassGIS, this project is not located within an

---

Estimated Habitat of Rare Wildlife or a Priority Habitat of Endangered Species.

Proposed Project:

The applicant is proposing to construct a new single-family dwelling. The access to the property is from Wilbur Drive. The erosion control barrier will be installed as shown on the design plan prior to construction and will be maintained throughout the project. The barrier will not be removed until the project is complete and the site is stabilized.

A Cultec infiltration system will be installed to infiltrate stormwater from the surface of the roof.

The proposed stock piling and refueling areas will be located in outside the 100-foot wetland buffer zone.

Construction Sequence:

1. Post DEP File Number.
2. Install erosion control.
3. Call Conservation Commission Agent for inspection (508-881-0100x7924) or email at [mdosanjos@ashlandmass.com](mailto:mdosanjos@ashlandmass.com).
4. Clear brush and cut trees. Remove and dispose of stumps properly.
5. Install the house foundation.
6. Rough grade the site.
7. Construct the house.
8. Install the roof infiltration system.
9. Install the wetland monuments.
10. Finish grade and install the driveway.
11. Install landscaping and complete loaming and seeding.
12. Prepare an as-built plan.
13. After the grass has become established, request a Certificate of Compliance from the Conservation Commission.

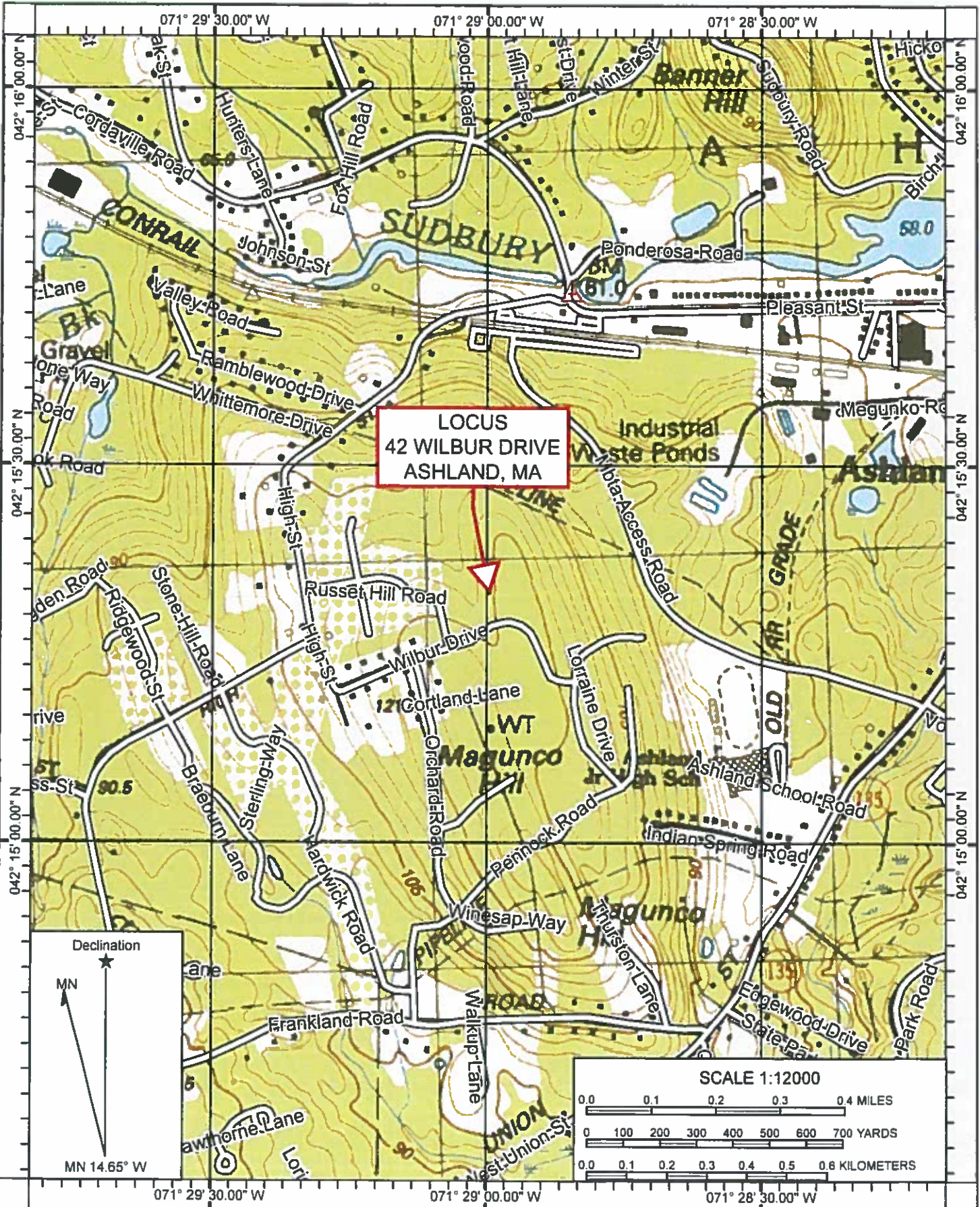
Thank you for your attention. Please call me at 508-429-1100 if you have any questions.

Sincerely,  
GLM Engineering Consultants, Inc.



Joyce E. Hastings, P.L.S.  
Wetland Consultant

cc. DEP Northeast Regional Office  
Steve Hickey

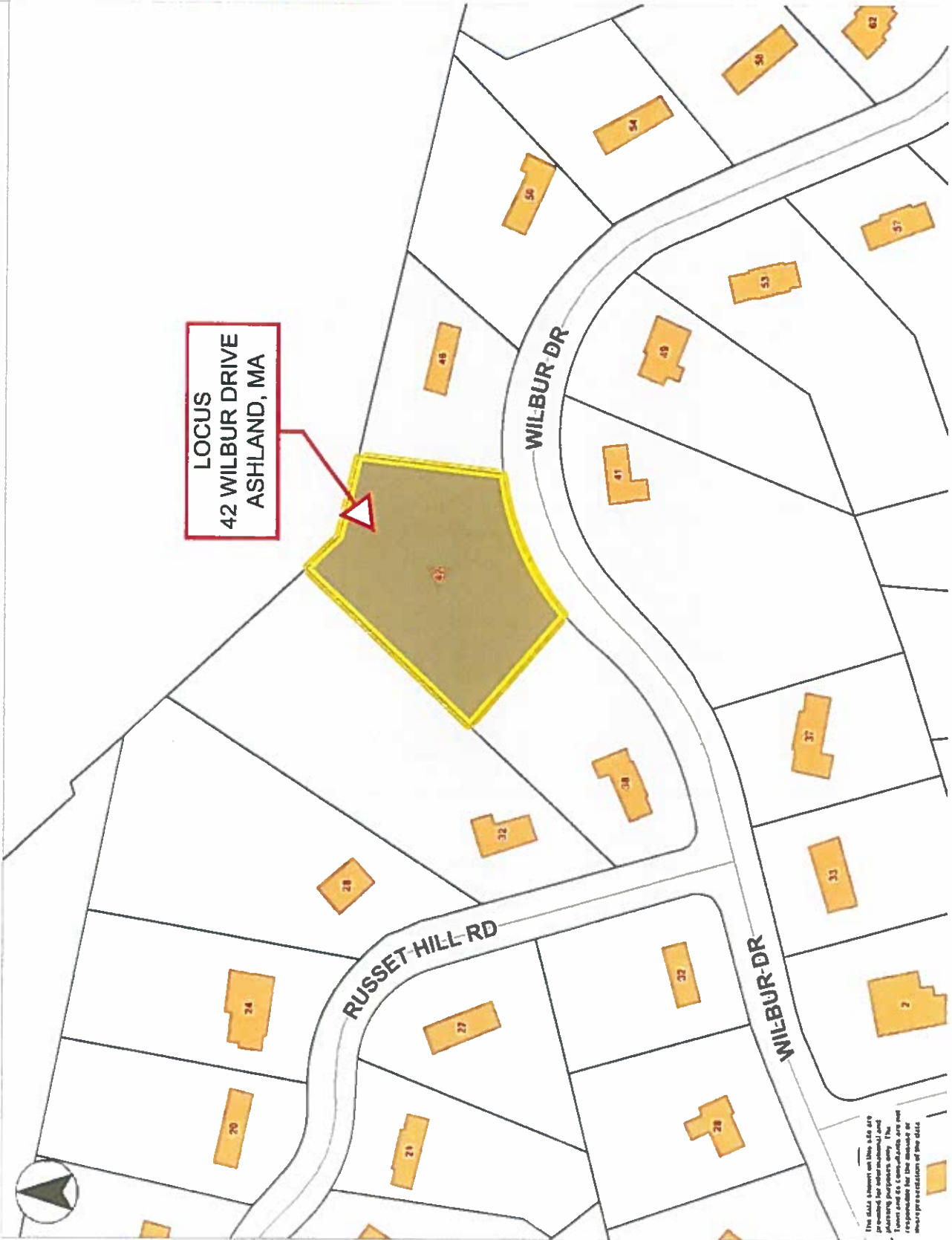


Name: FRAMINGHAM  
 Date: 01/06/21  
 Scale: 1 inch = 1,000 ft.

Location: 042° 15' 18.74" N 071° 28' 59.79" W  
 42 Wilbur Drive, Ashland, MA

- Parcels for Identity (Public)
- Places
    - Fire Station
    - Police Station
    - Town Hall
    - School
    - ROW's
  - Buildings
    - Parcels
    - Abutting Town Labels
  - MA Highways
    - Interstate
    - US Highway
    - Numbered Routes
  - Town Boundary
  - Abutting Towns
    - Streets
    - Streams
    - Town Mask

**LOCUS**  
**42 WILBUR DRIVE**  
**ASHLAND, MA**



The data shown on this site are provided for informational and planning purposes only. The user assumes all responsibility for the accuracy and presentation of the data.

Printed on 01/06/2021 at 03:42 PM

MapsOnline

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 42 Wilbur Drive (Lot 14)  
Name of Proposed Development \_\_\_\_\_
- 2. Applicant's Name: Steve Hickey, Richmond Development  
Address: P.O. Box 539, Ashland, MA 01721  
Telephone 508-881-1213
- 3. Record Owner's Name: Same  
Address: \_\_\_\_\_  
Telephone \_\_\_\_\_
- 4. Zoning District(s) of Parcel(s) RA 1  
Town Atlas Map(s)/ Parcel Number(s) Map 19, Lot 49
- 5 a) Total Area of Development 1.213 ac.      b) Total Area of Land Disturbed 0.464 ac.  
c) Total area of land disturbed with slope of 15% or greater 0      d) Percent of  
impervious land 7.6%      e) Total gross floor area of buildings proposed 3,500 S.F.  
f) Method of sewage disposal Town Sewer
- 6. Deed Book & Page number(s) or Land Court Certificate number(s): --- Bk.22694, PG.263

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.

[Signature]  
Signature of Petitioner(s)

Signature of Petitioner(s)      11/22/2021  
Date

RECORD OWNER'S KNOWLEDGE AND CONSENT

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

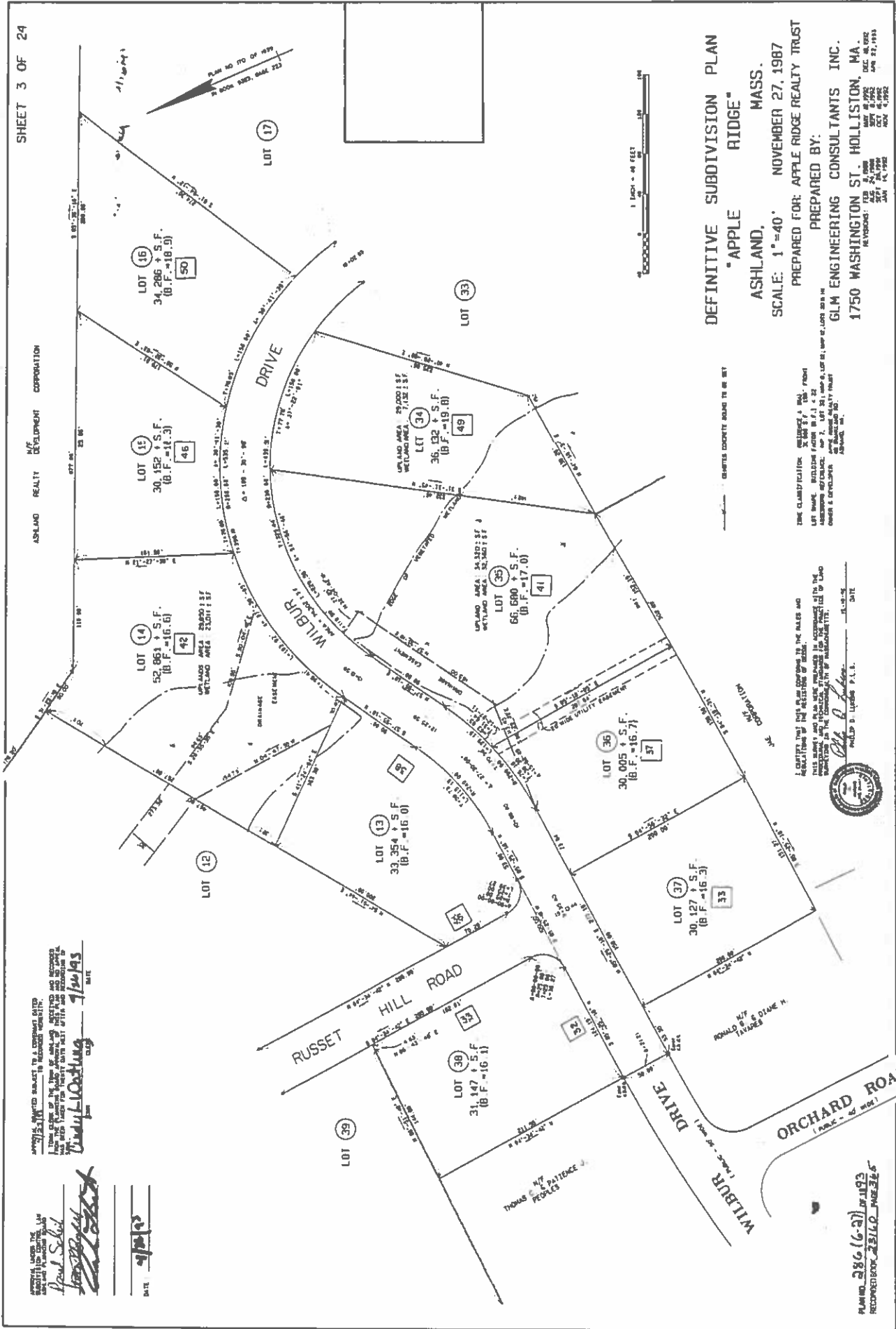
\_\_\_\_\_

XXXXX CODE

Signature of Record Owner(s)

Signature of Record Owner(s)

Date



ASHLAND REALTY DEVELOPMENT CORPORATION  
 M/F DEVELOPMENT CORPORATION

DATE: 7/10/93  
 BY: [Signature]

PLANNED: 286 (6-27) 1/1/93  
 RECONSTRUCTION: 286 (6-27) 1/1/93

DEFINITIVE SUBDIVISION PLAN  
 "APPLE RIDGE"  
 ASHLAND, MASS.  
 SCALE: 1"=40'  
 NOVEMBER 27, 1987  
 PREPARED FOR: APPLE RIDGE REALTY TRUST  
 PREPARED BY:  
 GLM ENGINEERING CONSULTANTS INC.  
 1750 WASHINGTON ST. HOLLISTON, MA.  
 REG. NO. 12345  
 REG. EXPIRES: DEC. 31, 1993  
 REG. NO. 67890  
 REG. EXPIRES: JUN. 30, 1995

THE CLASSIFICATION, RECORDING, AND FILING OF THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

I CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MASSACHUSETTS AND THAT I AM THE REGISTERED PROFESSIONAL ENGINEER OF RECORD FOR THIS PROJECT. I HAVE REVIEWED THE PLAN AND THE INFORMATION CONTAINED HEREIN AND I CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]  
 REGISTERED PROFESSIONAL ENGINEER  
 REGISTERED IN THE STATE OF MASSACHUSETTS  
 REG. NO. 12345  
 REG. EXPIRES: DEC. 31, 1993



K3

PROPERTY ADDRESS: Land between High Street and W. Union St. in Ashland, MA

NSD 12/07/92 11:27:31 42 25.00

QUITCLAIM DEED

JAMES R. HICKEY, of Ashland, Middlesex County, Massachusetts, for consideration paid of less than ONE HUNDRED DOLLARS (\$100) grants to ROBERT J. HICKEY, of 78 North Pepperell Road, Hollis, New Hampshire 03049, as he is Trustee of APPLE RIDGE REALTY TRUST pursuant to Declaration of Trust dated November 2, 1992, and recorded immediately prior hereto

with QUITCLAIM COVENANTS three (3) certain parcels of land situated in said Ashland, Middlesex County, and described as follows:

PARCEL ONE:

The land shown as Lot A on that certain Plan entitled "Ashland, Mass. Plan of Land owned by Elsie A. Stensson", dated September 1948, E. H. Howard, C.E., recorded with the Middlesex South District Registry of Deeds in Book 7348, Page 139, bounded and described as follows:

Beginning at the Southeasterly corner of the premises at the end of a stone wall at land of C. W. and V. E. Olson and at the Old Hopkinton Railroad location, all as shown on said Plan, said point being distant 360.78 feet Westerly from the Westerly side of Union Street;

thence running Northwesterly by a stone wall by land of said Olson, as shown on said Plan, eight hundred six (806) feet to a corner in the wall;

thence turning and running Northerly by two lines, six hundred twenty-seven (627) feet and four hundred seventy-six (476) feet;

thence turning and running Westerly seventy-two (72) feet;

thence turning and running Northerly ninety-four (94) feet;

thence turning and running Westerly four hundred forty-four (444) feet; and

thence turning and running Southerly three hundred fifty (350) feet to a corner in the wall at land of Clinton D. Wilbur, as shown on said Plan, all said last six bounds being by a stone wall by land of Charles W. and Victor E. Olson;

thence turning and running Westerly by a stone wall by land of said Wilbur, as shown on said Plan, seven hundred fifty (750) feet to a corner in the wall;

thence turning and running Northerly by land of said Wilbur, in part by a stone wall, one thousand fifty-five (1055) feet to a stone monument at the end of a wall at land of Henry E. Warren, as shown on said Plan;

thence turning and running Easterly by land of said Warren, in part by a stone wall, and by land formerly of H.A. Brewster, as shown on said Plan, two thousand four hundred ten (2410) feet to a fence at the end of the wall;

thence turning and running Southerly by said fence by land formerly of said Brewster, as shown on said Plan, sixty-six (66) feet to a point;

thence turning and running Southeasterly by land formerly of said Brewster, seventy-five (75) feet to the Old Hopkinton Railroad location;

thence turning and running Southerly by said Old Hopkinton Railroad location one thousand one hundred fifty (1150) feet to the point of beginning.

Meaning and intending and hereby conveying the remainder of the premises described in that certain deed from John Stenasson, Et Ux to William M. Higgins, Jr. and A. Christine Higgins and recorded with said Deeds in Book 7348, Page 139, and excluding therefrom "Lot B", "Lot D", and "Lot E" described therein in addition to a conveyance to the Town of Ashland dated 1963, and recorded with said Deeds in Book 10313, Page 202. It is the intent herein to grant all right, title and interest in the remainder formerly vested by the said John Stenasson, Et Ux.

Also conveyed herewith are any and all rights of way over and under the said Old Hopkinton Railroad location which are appurtenant to the premises.

For Grantor's title to Parcel One see deed from William M. Higgins, Jr. and A. Christine Higgins recorded with said Deeds in Book 17734, Page 147.

#### PARCEL TWO

The land located on the Northerly side of Union Street, now called West Union Street, and bounded and described as follows:

Beginning on the Northwesterly side of Union Street, now called West Union Street, at land now or formerly of George A. and Barbara J. Marcus, thence

NORTHWESTERLY by land of said Marcus, land now or formerly of Raymond D. and Carolyn L. Crooper and land of the Town of Ashland, 1000 feet, more or less, to land now or formerly of William M. and Christine Higgins; thence

NORTHEASTERLY by said Higgins land, 100 feet, more or less, to land now or formerly of Nyanza, Inc.; thence

SOUTHEASTERLY by said Nyanza, Inc. land 1150 feet, more or less, to said West Union Street; thence

SOUTHWESTERLY by the northwesterly line of West Union Street a distance of 465 feet, more or less, to the point of beginning.

For Grantor's title to Parcel Two see deed from Anthony J. Liberatori and Rocco Pepi, Trustees of Draca Realty Trust recorded with said Deeds in Book 16908, Page 033. There is excepted from this Parcel Two a parcel of land having an area of 49,931 square feet previously conveyed by those grantors by deed recorded with said Deeds in Book 12878, Page 273, said parcel being shown on Plan No. 1078 of 1975 recorded with said Deeds, in Book 12878, Page 273.

PARCEL THREE

The land on High Street in Ashland more particularly described as follows:

A certain parcel of land located on High Street in Ashland and shown as Lots 1 and 2 on that certain Plan of land entitled "Land in Ashland, Mass., surveyed for George M. Greene, II, Scale: 1"=100', July, 1983, Charles A. Perkins Co., Inc., Civil Engineers & Surveyors, P.O. Box 234 - Clinton, Mass. 01510, Job No. 1433, Plan No. 5193"; recorded with said Deeds as Plan #1377 of 1986.

For Grantor's title see deeds from George M. Greene, II, and Nancy D. Wood recorded with said Deeds in Book 17469, Page 421.

The foregoing Parcels One, Two and Three are situated between High Street and West Union Street within the said Town of Ashland. No street address has been assigned to the premises.

The consideration for the within conveyance is such that no deed revenue stamps are required.

Witness my hand and seal this 30<sup>th</sup> day of November, 1992.

James R. Hickey  
JAMES R. HICKEY

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

November 30, 1992

Then personally appeared the above-named JAMES R. HICKEY and acknowledged the foregoing instrument to be his free act and deed, before me.

Stewart T. Demark  
Notary Public  
My commission expires: 11/6/98



# Town of Ashland

MASSACHUSETTS

## CONSERVATION COMMISSION

### Applicant Checklist for SMP

This checklist is meant as guide when preparing a Stormwater Management Permit for the Ashland Conservation Commission. Submit this with your application. **Note that you should make a copy for your records as well.** The Conservation Commission meets on the second and fourth Monday of every month, with some exceptions. Note that applications are due two weeks in advance of your desired hearing date. This checklist is pursuant to Chapter 343 Section 7.6, please refer to this section for further requirements and specific descriptions for each item on this checklist.

1.  **Application-** Make 1 copy
2.  **Narrative-** detailing the existing and proposed work, a list of other necessary permits (federal, state and local), the stormwater management plan, inspections and maintenance agreements, a description on how calculations were derived and which methods were used (see number 7.), construction sequencing, and a land use description. Make 1 copy
3.  **Other Permits-** an electronic copy of all other permits obtained for your project that were issued by other town departments/boards, state, and federal agencies. Submit a pdf. *APPLIED TO CON COM FOR NOI.*
4.  **Recorded plans and deed-** a copy of the most recent recorded plan for the site, and a copy of the deed for the lot with the book and page number on it. Submit a pdf.
5.  **Locus Plan-** Make 1 copy
6.  **Site plans-** Make 2 copies and submit CAD files and shapefile georeferenced to NAD State Plane 83 in feet. Size to submit are 11x17", or Arch D. Additional plans may be requested depending on details and scope of your plan.
  - a.  Wellhead protection zones, and the location of nearest public wells and private wells on abutting properties with distance and direction to them.
  - b.  Total lot area and areas of Floodplain District (Section 282-36 of the Ashland Town Code), and wetlands
  - c.  Existing conditions and proposed conditions of the site in percent and square feet of the impervious cover, open space, undisturbed open space, and limits of clearing and disturbance should be included.
  - d.  Natural features- water bodies, wetlands, floodplain, natural drainage courses, ledge outcropping, vegetation, and soils.
  - e.  Existing and proposed structures and impervious cover
  - f.  Pre and post development topography in two foot contours

- g.  Test pit locations and information to demonstrate the groundwater elevation in areas where stormwater runoff is proposed to be infiltrated into the ground. There shall be a lease **two feet of separation from the bottom of the infiltration device**, to the maximum elevation of groundwater.
- h.  Shortest distance between the existing and proposed areas on site to the surface and estimated seasonal high groundwater
- i.  Stormwater management, showing the location and elevations of the BMPs
- j.  Erosion, and sedimentation control BMPs- note **NO HAY BALES!**
- k.  Existing and proposed water supply on site if applicable.
- l.  Existing Construction Detail Sheet- details for site drainage and management.

7.  Calculations- 1 copy. **CULTEC**
- a. Drainage Calculations (see 343-7.6.12)
  - b. Earth Removal/Fill calculations (See 343.13)
  - c. Hydrologic and hydraulic design calculations and report ( see 343-7.6.16 (c))

N/A 8.  Emergency Response Plan- Make 1 copy (see 343-7.6.15)

N/A 9.  Stormwater Plan- a plan stamped by a Qualified Professional, containing the information outlined in 343-7.6.16 (b). Make 1 copy

N/A 10.  Operation and Maintenance Plan- Make 1 copy. See c. 343-7.16.17.1

11.  Certified List of Abutters- get a certified list of abutters from the Assessor's Office. Make 1 copy.

12.  Application Fee- copies of the check, make 1 copy. The fees are itemized below:

- a. Basic Residential- \$100.00
- b. Subdivision or Multifamily- \$500.00
- c. Commercial Application- \$750.00

13.  Submit all items above to the Ashland Conservation Commission, through its Agent. The Agent will provide a copy to the Town Clerk. Submit a pdf of all documents and plans as outline to [conservation@ashlandmass.com](mailto:conservation@ashlandmass.com).

14.  You will receive hearing date and time from the Conservation Agent. (You will also receive a date and time for a pre-hearing site visit). Note that we have 60 days to review the application before posting the hearing date. We post the legal notice, and the Applicant gets billed by Gatehouse Media.

15.  Notify Abutters- Notify abutters (via certified mail) within five business days of the scheduled hearing. Notification must include information on the public hearing.

June 23, 2021

To The Conservation Commission  
42 Wilbur Drive  
Richmond Development Corp  
Abutters To Map 19 Parcel 49

| PARCEL ID     | PARCEL LOCATION   | OWNERS NAME 1              | OWNERS NAME 2        | MAILING ADDRESS   | CITY/TOWN  | STATE | ZIP   |
|---------------|-------------------|----------------------------|----------------------|-------------------|------------|-------|-------|
| 13-154-00-000 | 0 MBTA ACCESS RD  | ASHLAND RTD APARTMENTS LLC |                      | 12 STANDISH LN    | WINCHESTER | MA    | 01890 |
| 19-047-00-000 | 32 RUSSET HILL RD | BRIGGS JOSEPH              | KERRY BRIGGS         | 32 RUSSET HILL RD | ASHLAND    | MA    | 01721 |
| 19-048-00-000 | 38 WILBUR DR      | TASCIONE RICHARD L         | ELIZABETH G TASCIONE | 38 WILBUR DR      | ASHLAND    | MA    | 01721 |
| 19-050-00-000 | 46 WILBUR DR      | MELTZER MITCHELL S         | THERESA M MELTZER    | 46 WILBUR DR      | ASHLAND    | MA    | 01721 |
| 19-197-00-000 | 41 WILBUR DR      | DANA PETER H               | TEIBER VIRGINIA S    | 41 WILBUR DR      | ASHLAND    | MA    | 01721 |

The above reflects the latest information available on our records.

  
 Richard E. Ball  
 Director of Assessing

6/22/21  
 Date

5 parcels/abutters

9218

**RICHMOND DEVELOPMENT CORP.**  
P O BOX 539  
ASHLAND MA 01721

 **Middlesex  
Savings Bank**  
53-7122/2113



DATE  
Nov. 22, 2021

AMOUNT  
\*\*\*\*\*\$100.00

PAY One Hundred Dollars and 00 Cents.

TO THE ORDER OF  
Town of Ashland  
101 Main Street  
Town Hall  
Ashland, MA 01721





AUTHORIZED SIGNATURE



Details on back