



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

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):

56 Fountain Street
 a. Street Address
 Ashland MA
 b. City/Town
 01721
 c. Zip Code
 Latitude and Longitude:
 42.2630
 d. Latitude
 71.4528
 e. Longitude
 14
 f. Assessors Map/Plat Number
 203
 g. Parcel /Lot Number

RECEIVED

NOV 10 2021

TOWN OF ASHLAND
 CONSERVATION COMM

2. Applicant:

Fabio
 a. First Name
 Fragale
 b. Last Name
 c. Organization
 4 Cirrus Drive #4010
 d. Street Address
 Ashland
 e. City/Town
 MA
 f. State
 01721
 g. Zip Code
 508-958-7495
 h. Phone Number
 i. Fax Number
 fragalefabio@yahoo.com
 j. Email Address

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

same
 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):

Joseph P
 a. First Name
 Marquedant
 b. Last Name
 JD Marquedant & Associates Inc.
 c. Company
 34 Hayden Rowe Street
 d. Street Address
 Hopkinton
 e. City/Town
 MA
 f. State
 01748
 g. Zip Code
 508-435-4145
 h. Phone Number
 i. Fax Number
 jdmaeng@aol.com
 j. Email address

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

165
 a. Total Fee Paid
 70
 b. State Fee Paid
 95
 c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Demolition of an existing dwelling, barn and driveway; installaton of a new bituminous concrete driveway, installation of municipal water and sewer service connections; installation of underground power utilities and associated site grading within the 200' Riverfront Area and the 100' buffer zone to land under waterbodies

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

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. 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 CMR10.24(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 South

a. County

70427

c. Book

b. Certificate # (if registered land)

75

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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	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	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: 72,000 square feet

4. Proposed alteration of the Riverfront Area:

<u>15,685</u>	<u>4,310</u>	<u>11,375</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.



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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

- 1. 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

2021 online _____
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).*

c. Submit Supplemental Information for Endangered Species Review*

- 1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____
percentage/acreage

(b) outside Resource Area _____
percentage/acreage

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

- 2. 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/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)

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.

Sketch Plan of Land Site Location: 56 Fountain Street Ashland MA

a. Plan Title

JD Marquedant & Associates Inc.

Russ Hart/Joseph Marquedant

b. Prepared By

c. Signed and Stamped by

11/2/21

1"=40'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

- 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:

29010 - 29011
2. Municipal Check Number

11/10/21
3. Check date

29012
4. State Check Number

5. Check date

JDMA Inc
6. Payor name on check: First Name

7. Payor name on check: Last Name



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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

2. Date

11/2/21

3. Signature of Property Owner (if different)

4. Date

11/2/21

5. Signature of Representative (if any)

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.



Massachusetts Department of Environmental Protection
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NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

56 Fountain Street

a. Street Address

29012

c. Check number

Ashland MA 01721

b. City/Town

\$70

d. Fee amount

2. Applicant Mailing Address:

Fabio

a. First Name

Fragale

b. Last Name

c. Organization

4 Cirrus Dr #4010

d. Mailing Address

Ashland

e. City/Town

MA

f. State

01721

g. Zip Code

508-958-7495

h. Phone Number

i. Fax Number

j. Email Address

3. Property Owner (if different):

same

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. *Please see Instructions before filling out worksheet.*

Step 1/Type of Activity: Describe each WPA type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
1.b	1	110	110x1.5

Step 5/Total Project Fee: 165

Step 6/Fee Payments:

Total Project Fee:	<u>165</u>
a. Total Fee from Step 5	<u>165</u>
State share of filing Fee:	<u>70</u>
b. 1/2 Total Fee less \$12.50	<u>70</u>
City/Town share of filling Fee:	<u>95</u>
c. 1/2 Total Fee plus \$12.50	<u>95</u>

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4082
 Boston, MA 02211

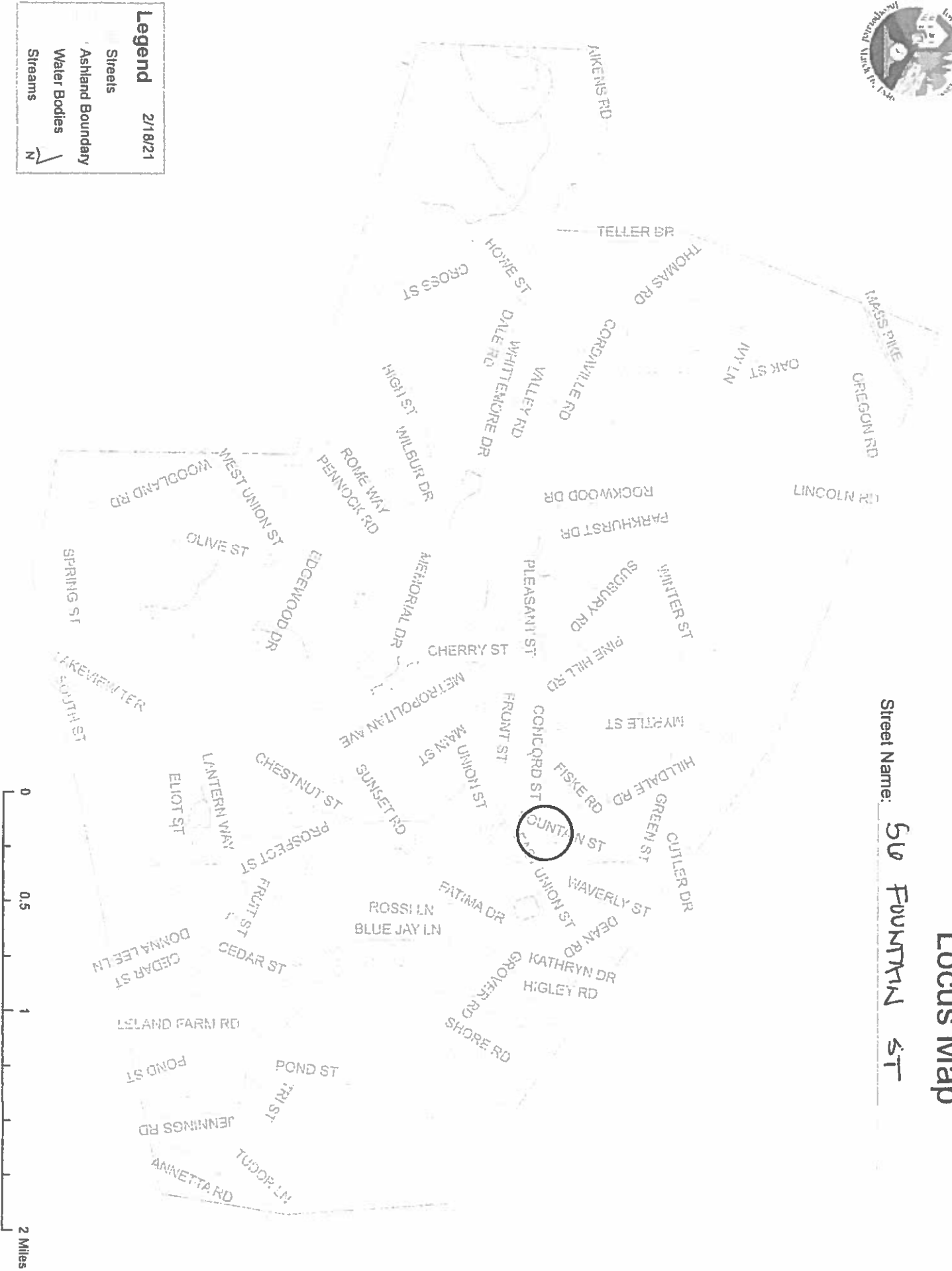
- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



Locus Map

Street Name: SU FOUNTAIN ST



Legend 2/18/21

- Streets
- Ashland Boundary
- Water Bodies
- Streams



0 0.5 1 2 Miles

J.D. MARQUEDANT & ASSOCIATES INC.

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

November 2, 2021

Notice of Intent 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. Town hall records indicate that the dwelling was constructed circa 1935. The dwelling is accessed via an existing paved driveway. The topography is moderately to steeply sloping from a northwesterly to southeasterly 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 on either side. The Sudbury River, a perennial stream, is located on the opposite side of Fountain Street. The limits of the River were identified by this office through direct observation and the 100' buffer zone and 200' Riverfront Area limits to the river were added to site plans for work within the project site.

Work Description:

The proposed alteration to the site is anticipated as a result of construction activities. Elements of the proposed construction at the site include:

- ✓ Demolition of the existing dwelling and barn. Removal of the existing driveway, patios and walkways at both the front and rear of the dwelling
- ✓ Construction of a new single family dwelling and barn.
- ✓ Installation of connections 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 Wetlands Protection Bylaw to protect the interests of the bylaw and mitigate potential impacts to the site and the wetlands resource areas. 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 currently serviced by both municipal water and sewer services. The existing services will be upgraded as needed to meet any town standards and extended to the proposed dwelling location. The dwelling location is proposed for an area at the northwesterly portion of the site beyond the 100' buffer zone and the 200' riverfront area. The proposed dwelling is proposed to 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 gently to 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. The proposed storm water mitigation measures are designed to meet the requirements of the Town of Ashland Storm Water Management Regulations and the MA DEP Stormwater Standards..

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. Existing water and sewer services will be cut and capped for future use in the construction of the new dwelling.

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 and Notice of Intent Permit by the Town of Ashland Conservation Commission. Site altering activities will be complete approximately 15 months after the start of construction.

Mitigation:

An erosion control program will be implemented to minimize temporary impacts during the construction phase of the project. The proper implementation of the erosion controls will achieve the following: minimize exposed soil areas; place structures to minimize runoff and erosion and establish a permanent vegetative cover to stabilize project areas as soon as is practicable.

Upon completion of the final grading, any areas not covered by the dwelling, driveway, retaining walls or landscaping measures will be loamed and seeded at a rate of 35 lbs. per acre with a seed mix appropriate for soil and site conditions.

Structural practices that will be employed on the site include a line of soil erosion measures. A line of straw filled wattles and geo-textile silt fencing will be installed at the limits of the proposed site alteration. The measures will be installed in accordance with the accompanying site plans. The erosion controls will be monitored weekly and maintained throughout the construction process. If sediment has accumulated to a depth

that impairs the function of the barrier it will be removed by hand. The removed material will be disposed of at a suitable location outside the 100' Buffer Zone. Any damaged or impaired sections of the barrier or bales will be repaired or replaced as needed.

Compliance:

The Bylaw requires that the applicant maintain a strip of continuous, undisturbed vegetative cover within this buffer zone area. The projects is in conformance with performance standards outlined in the Bylaw, which specifies that for residential activities that there is a No Disturbance Zone of 25 feet. The standard in this case is met to the maximum extent practicable given the proximity of the wetlands resource area to the side line of the Fountain Street Right of Way.

The project has been designed to include elements that will address requirements within the WPA and the Bylaw to protect the interests of the resource areas and the Buffer Zone. 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 between the proposed alteration and the wetlands resource area.

The house lot is to be serviced by both municipal water and sanitary sewer services. The dwelling location is proposed for the area up-gradient of the buffer zone and riverfront area limits. All the work associated with the single-family dwelling vertical construction will be located well beyond jurisdictional limits for the resource areas near the site.

In general, work proposed within the buffer zone will occur in existing gently sloping areas (grades of 5% or less) which are upslope of areas that are stabilized with vegetative cover. Runoff from the site will cross restored seeded areas prior to reaching the vegetated areas further dissipating storm water flows. The vegetated cover will decrease the likelihood of soil erosion or migration during construction activities.

The area surrounding the existing dwelling and barn location was previously disturbed by construction of the dwellings, paved driveways and patio(s). This work was completed prior to August 7, 1996. The applicant proposes to raze the existing dwelling, barn, patios and paved areas as an element of project development. The excavations related to dwelling demolition will filled, the disturbed areas regraded and loamed and seeded with a grass mix appropriate for existing soil and weather conditions. The proposed revegetation of previously degraded areas will take place in a portion of the site with little grade change reducing the likelihood of soil erosion and encouraging storm water infiltration. The revegetated areas combined with the limited scope of work for barn reconstruction and driveway installation in the riverfront area will improve conditions within this area of the project. The proposed work within the riverfront area will not impair the capacity of the river to carry flows through the existing channel. Surface water quality will be improved given the opportunity of storm water to flow over vegetation prior to entering Fountain Street and the existing catch basin system that outlets to the river via an existing swale system.

Summary:

The applicant proposes to remove existing elements of residential construction and add certain amenities to an existing single-family residential lot on Fountain Street. The

proposed alteration to the site includes amenities associated with residential development (i.e. retaining walls, dwelling construction, driveway installation, site utility installation and related site grading). The project includes impacts to resource areas regulated under the WPA and local Bylaw and will entail work within the 100 foot buffer zone and the 200 foot riverfront area. The proposed work has been designed to comply with the performance standards contained with applicable regulations.

The project alteration includes elements to manage storm water flows in accordance with state and local standards.

Wetlands resource areas will be protected from impacts during construction through the installation of erosion controls and site stabilization. Runoff concerns will be mitigated by site designs.

Areas of degradation from previous construction activities by others will be improved with the revegetation of these areas including placement of suitable soil materials and the planting of vegetation to control sedimentation and encourage infiltration.

The applicant respectfully requests that the Ashland Conservation Commission find that the proposed measures identified above adequately protect the interests of the applicable regulations and approve the proposed site work described in applications filed with the Commission and shown on the accompanying site plans.



Worcester 26 KM
25.5 KM TO MASS. I

17° 30' N
71° 35' W

ALSO IN 226 17 KM
5.7 KM INTERSTATE 495

460 000
FEET

4411

4402

4483

4484

17° 30'

Worcester
Middlesex

Worcester
Middlesex

Interchange
12

Foss Reservoir
(No. 3)

Bracket Reservoir
(No. 2)

STATE
HOSPITAL

Keefe Tech
High Sch

Ashtand
Park

RIVER

Sidbury
Hill

Wildcat
Hill

Fish
Hill

State of Mary
Cemetery

Worcester

Worcester

ONE

September 8, 2021

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

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	DOWNNEY 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

9/8/21
Date

14 parcels/abutters