
Vineyard Engineering & Environmental Services, Inc.

Land Survey, Civil Engineering and Environmental Services
Offices in Medford and Vineyard Haven, Massachusetts
www.vineyardeng.com

May 12, 2022

Ashland Conservation Commission
101 Main Street
Ashland, MA 01721

RE: Request for Information
Notice of Intent – DEP File No. 095-0967
65 Concord Street, Ashland, MA

Dear Sir/Madam,

Vineyard Engineering & Environmental Services, Inc. (Vineyard) of Medford, Massachusetts submitted a Notice of Intent Application to the Town of Ashland Conservation Commission (the Commission) on April 25, 2022 for the property located at 65 Concord Street in Ashland, Massachusetts on behalf of the property owner, Gilberto Campos Souza. In response to preliminary comments by the Conservation Agent, Vineyard is submitting the following narrative and attached supporting documentation.

Resource Areas

Bank

The drainage channel located on the southern property boundary is a part of the Sudbury River. On January 26 and March 14, 2022, Vineyard located the top of bank on both sides of the Sudbury River along the northern and southern property lines using a total station. The banks run the entire length of the northern and southern property lines. The banks are steep and abrupt in the area of the residence and become more gradual towards the rear of the Site. The upper boundary of the bank is the first observable break in the slope or the mean annual flood level. The lower bank boundary is the mean annual low flow level.

As shown on the revised Site Plan presented as Figure 2, the two tracks of the Sudbury River are identified as the “northern track” and “southern track”. A 25-foot “No Disturb” zone and a 100-foot buffer zone was established from the northern and southern bank and are shown on the Site Plan presented as Figure 2. The existing house, newly constructed porch, and work area are located within the 100-foot buffer zones of the northern and southern bank. The newly constructed porch and work

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area are outside of the 25-foot “No Disturb” zones, however a portion of the existing house is located within the 25-foot “No Disturb” zone of the southern bank. Two of the three stockpiles and the rolloff rubbish container, which are to be removed as part of this work, are in the 25-foot “No Disturb” zones. Previously landscaped areas in need of restoration are situated both within and outside the 25-foot no disturb zones.

Riverfront Area

25-foot “No Disturb” zones and 200-foot Riverfront Areas were established from the northern and southern tracks of the Sudbury River and are shown on the revised Site Plan presented as Figure 2. The Site, including the work area, is entirely within the 200-foot Riverfront Areas.

Alterations within the Resource Areas

As discussed in the initial Notice of Intent submittal, an existing 7.6- by 19.6-foot enclosed porch was expanded and replaced with a 7.6- by 42.9-foot open-sided covered porch on the north side of the residence, resulting in an additional 177 square feet of impervious area. The work area is located within the 100-foot buffer zones of the banks of the northern and southern tracks of the Sudbury River and the 200-foot Riverfront Areas of the northern and southern tracks. Although the plan was revised to show the resource areas associated with the southern track of Sudbury River, the amount of alteration within the resource areas will not change because the work area is located within the buffer zone/Riverfront Area of the northern track of the Sudbury River. Any additional impervious area (177 SF) will result in less than 0.2 % (actual 0.177%) increase in impervious area across the property and will have no effect on flood storage and surface water runoff due to the size of the Site. No additional changes to the footprint of the building are proposed as part of this project.

Discharge Pipes

Two existing subsurface 4-inch PVC pipes located at the southeastern and southwestern corners extend approximately 6 feet to the south and daylight on the bank of the southern track of the Sudbury River. The pipes, which were installed by a previous property owner, connect to the roof gutters at the southeastern and southwestern corners of the house. In addition, an existing basement sump pump used to maintain a dry basement discharges to the PVC pipe located at the southeastern house corner.

The locations of the PVC pipes are presented on the revised Site Plan and shown on the attached photographs.

Abutter Notification

In accordance with the Town of Ashland Wetland Bylaws, abutters within 100 feet of the property were notified of the Notice of Intent Application and public hearing date. A copy of the notification, the certified abutters list obtained from the Town of Ashland Assessor’s Office, and the certified mail receipts are attached to this letter.

If you have any questions, please feel free to contact this office.

Sincerely,



Andrew C. Pandolph
Senior Project Manager

Attachments:

- Revised Site Plan
- Abutter Notifications
- Photo Log