

EcoTec, Inc.
ENVIRONMENTAL CONSULTING SERVICES
102 Grove Street
Worcester, MA 01605-2629
508-752-9666 – Fax: 508-752-9494

September 30, 2015

Matthew Selby, Conservation Agent
Ashland Conservation Commission
Town Hall
101 Main Street
Ashland, MA 01721

Via Hand Delivery

RE: Proposed Ashland Rail Transit Apartments; Ashland, Massachusetts; Applicant: Campanelli Acquisitions II LLC

SUBJECT: Filings: Notice of Intent under the Massachusetts Wetlands Protection Act; and Ashland Wetlands Protection Bylaw (Chapter 280); and Ashland Stormwater Management Bylaw (Chapter 247) application.

To the Commission:

Enclosed please find a Notice of Intent filed under the Massachusetts Wetlands Protection Act and the Town of Ashland Wetland and Stormwater Management bylaws for the above-referenced property. In accordance with instructions from Selby, materials are submitted as follows:

- Two (2) sets of full-sized plans;
- Eight (8) sets of 11X17 plans
- Four (4) copies of the stormwater management analysis and report;
- Two (2) copies of all applications and narrative documents;
- PDFs of all filing materials.

We are happy to provide additional paper copies of any of the filing materials, at your request.

Also enclosed please find filing fee checks to the Town of Ashland in the amounts as follows:

- \$1,037.50 Fee check: to cover the town share of the filing fee under the Act;
- \$2,050.00 Fee check: Ashland Wetland Bylaw filing; and
- \$500.00 Fee check: Ashland Stormwater Management Permit application.

EcoTec will pay the Legal Advertisement fee promptly upon notification of the cost of the advertisement. This filing is comprised of:

1. This cover letter;
2. The Notice of Intent Form with all required Appendices and Attachments, including fee transmittal form and abutter notification materials;
3. Ashland Stormwater Management Permit application;
4. Project narrative by EcoTec Inc. dated September 28, 2015;
5. The USGS Map with the site indicated;
6. Estimated Habitats of Rare Wetlands Wildlife and Certified Vernal Pools, Framingham Quadrangle, effective October 1, 2008 with the site indicated;
7. Plan: "Site Development Plan for Ashland Rail Trail Apartments" (17 sheets), prepared by Kelly Engineering Group, Inc. dated 9/28/2015; and
8. Stormwater Management Report prepared by Kelly Engineering Group Inc. dated 9/28/2015.

September 30, 2015
Matthew Selby - Ashland Conservation Commission
RE: Proposed Ashland Rail Transit Apartments
Page 2 of 2

One copy of this filing and payment of \$1,012.50 have been submitted by certified mail, return receipt requested to the Northeast Regional Office of the Department of Environmental Protection and the DEP Lockbox, respectively. Documentation of all payments is included in the filing.

In compliance with the Act and Bylaw, all abutters to the site have been notified of this filing via certified mail, return receipt requested. A list of abutters and the form by which the abutters were notified are included in the filing.

Please also note that a DropBox with all filing materials has been established and will be made available to the Commission.

We look forward to meeting with the Commission regarding this filing. If you have any questions, please feel free to contact me at any time.

Cordially,
ECOTEC, INC.

A handwritten signature in blue ink that reads "Paul J. McManus". The signature is written in a cursive, flowing style.

Paul J. McManus., PWS
President

Cc: DEP-NERO
Applicant
Owner
Kelly Engineering



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):

<u>MBTA Road</u>	<u>Ashland</u>	<u>01721</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>	<u>42 15' 30" N</u>	<u>71 28' 56" W</u>
<u>see attached</u>	d. Latitude	e. Longitude
f. Assessors Map/Plat Number	<u>see attached</u>	g. Parcel /Lot Number

2. Applicant:

<u>Daniel</u>	<u>DeMarco</u>	
a. First Name	b. Last Name	
<u>Campanelli Acquisitions II, LLC</u>		
c. Organization		
<u>PO Box 850985</u>		
d. Street Address		
<u>Braintree</u>	<u>MA</u>	<u>02185-0985</u>
e. City/Town	f. State	g. Zip Code
<u>781-849-1440</u>	<u>781-849-3565</u>	<u>ddemarco@campanelli.com</u>
h. Phone Number	i. Fax Number	j. Email Address

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

See Attached list

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):

<u>Paul</u>	<u>McManus</u>	
a. First Name	b. Last Name	
<u>EcoTec Inc.</u>		
c. Company		
<u>102 Grove Street</u>		
d. Street Address		
<u>Worcester</u>	<u>MA</u>	<u>01605-2629</u>
e. City/Town	f. State	g. Zip Code
<u>508-752-9666 X 23</u>	<u>508-752-9494</u>	<u>pmcmanus@ecotecinc.com</u>
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$2,050.00</u>	<u>\$1,037.50</u>	<u>\$1,012.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The Ashland Rail Transit Apartments is a proposed multi-unit apartment building complex with associated parking, clubhouse, landscaping, stormwater management and other utilities, and related work located on the west side of MBTA Road with emergency access to High Street. Portions of the project are proposed within the 100 foot wetland Buffer Zone.

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:

SEE ATTACHED

a. County

b. Certificate # (if registered land)

c. Book

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.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bank, Bordering Vegetated Wetland, and Land Under Waterbodies and Waterways.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bordering Land Subject to Flooding and Isolated Land Subject to Flooding.

- f. 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: none square feet

4. Proposed alteration of the Riverfront Area:
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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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 Notice of Intent – 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**

- 2008 _____
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.1.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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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 http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_fee_schedule.htm).
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, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_exemptions.htm; 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:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694
Email: DMF.EnvReview-South@state.ma.us

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

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.



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

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

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.



WPA Form 3 – Notice of Intent

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

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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.

Site Development Plan for Ashland Rail Trail Apartments

a. Plan Title

Kelly Engineering Group, Inc.

David N. Kelly, P.E.

b. Prepared By

c. Signed and Stamped by

9/28/2015

1" = 40'

d. Final Revision Date

e. Scale

3. Project narrative by EcoTec Inc.

9/28/2015

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:

17337

9/30/2015

2. Municipal Check Number

3. Check date

17338

9/30/2015

4. State Check Number

5. Check date

EcoTec Inc.

EcoTec Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



**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

City/Town

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.

Paul R. Belmarco
1. Signature of Applicant

6/5/15
2. Date

3. Signature of Property Owner (if different)

4. Date

See additional page

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.



WPA Form 3 – Notice of Intent

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

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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.

see additional page

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

Owner:

5. Signature of Representative (if any)

6. Date

[Handwritten signature]

6/4/2015

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:

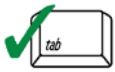
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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
 Bureau of Resource Protection - Wetlands
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:

<u>MBTA Road</u>	<u>Ashland</u>
a. Street Address	b. City/Town
<u>17337 (Town) 17338 (State)</u>	<u>\$2,050.00 (Town: \$1,037.50; State: \$1,012.50)</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Daniel</u>	<u>DeMarco</u>	
a. First Name	b. Last Name	
<u>Campanelli Acquisitions II, LLC</u>		
c. Organization		
<u>PO Box 850985</u>		
d. Mailing Address		
<u>Braintree</u>	<u>MA</u>	<u>02185-0985</u>
e. City/Town	f. State	g. Zip Code
<u>781-849-1440</u>	<u>781-849-3565</u>	<u>ddemarco@campanelli</u>
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u>SEE ATTACHED</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
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email Address

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

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 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.

ECOTEC, INC.
102 GROVE STREET
WORCESTER, MA 01605
(508) 752-9666

BayState Savings Bank
The Community Bank of Choice
53-7102-2113

Check Fraud Protection for Business

9/30/2015

PAY TO THE ORDER OF Town of Ashland

\$ **1,037.50

One Thousand Thirty-Seven and 50/100*****
Town of Ashland

DOLLARS

MEMO NOI Ashland Rail Transit Apts MBTA Rd WPA Fee



Paul Muller
AUTHORIZED SIGNATURE

⑈017337⑈

Security features. Details on back.

ECOTEC, INC.
102 GROVE STREET
WORCESTER, MA 01605
(508) 752-9666

BayState Savings Bank
The Community Bank of Choice
53-7102-2113

Check Fraud Protection for Business

9/30/2015

PAY TO THE ORDER OF Commonwealth of Massachusetts

\$ **1,012.50

One Thousand Twelve and 50/100*****
Commonwealth of Massachusetts

DOLLARS

MEMO NOI Ashland Rail Transit Apts MBTA Rd WPA Fee



Paul Muller
AUTHORIZED SIGNATURE

⑈017338⑈

Security features. Details on back.

ECOTEC, INC.
102 GROVE STREET
WORCESTER, MA 01605
(508) 752-9666

BayState Savings Bank
The Community Bank of Choice
53-7102-2113

Check Fraud Protection for Business

9/30/2015

PAY TO THE ORDER OF Town of Ashland

\$ **2,050.00

Two Thousand Fifty and 00/100*****
Town of Ashland

DOLLARS

MEMO NOI Ashland Rail Transit Apts MBTA Rd BYLAW Fee



Paul Muller
AUTHORIZED SIGNATURE

⑈017339⑈

Security features. Details on back.

ECOTEC, INC.
102 GROVE STREET
WORCESTER, MA 01605
(508) 752-9666

BayState Savings Bank
The Community Bank of Choice
53-7102-2113

Check Fraud Protection for Business

9/30/2015

PAY TO THE ORDER OF Town of Ashland

\$ **500.00

Five Hundred and 00/100*****
Town of Ashland

DOLLARS

MEMO Ashland Rail Transit Apts MBTA Rd STORMWATE



Paul Muller
AUTHORIZED SIGNATURE

⑈017340⑈

Security features. Details on back.

Notification to Abutters Under the
Massachusetts Wetlands Protection Act
Ashland Wetlands Protection Bylaw
Ashland Stormwater Management Bylaw

In accordance with the second paragraph of Massachusetts Wetlands Protection Act General Laws Chapter 131, Section 40, and the Ashland Wetlands Protection and Stormwater Management Bylaws you are hereby notified of the following:

- A. The name of the applicant is Campanelli Acquisitions II, LLC.
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the Town of Ashland seeking permission to construct the proposed Ashland Rail Transit Apartments, a proposed multi-unit apartment building complex with associated infrastructure off MBTA Road and emergency access to High Street. A portion of the proposed work is located within the 100 foot Buffer Zone to wetlands which are Areas Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40) and the Ashland Wetland Bylaw.
- C. The address where the planned activity will take place is MBTA Road (Assessor's Map: 013, parcels 152 and 154);
- D. Copies of the Notice of Intent may be examined and obtained from:
 - Paul McManus
 - EcoTec Inc.
 - 102 Grove Street
 - Worcester, MA 01605-2629
 - 508-752-9666Or:
 - Ashland Conservation Commission
 - Town Hall
 - 101 Main Street
 - Ashland, MA 01721
 - 508-881-0149
- E. Information regarding the date, time, and place of the public hearing may be obtained from EcoTec, Inc. at (508) 752-9666 or the Ashland Conservation Commission at 508-881-0149 during regular business hours.

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

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


NOTE: You also may contact the Ashland Conservation Commission at 508-881-0149 or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

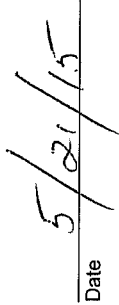
Northeast Region: 978-694-3200

To The Planning Board and
Conservation Commission
0 MBTA Access Road
Megunko Transit District LLC
Abutters To Map 13 Parcel 152

PARCEL ID	PCL ADDRESS	OWNER	OWNER NAME	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
014/013.0-0023-0000.0	29 HIGH ST	GARCIA DAVID R	LOUISE M GARCIA	29 HIGH ST	ASHLAND	MA	01721
014/013.0-0024-0000.0	65 HIGH ST	NORFOLK FREDERICK J JR	REGINA M NORFOLK	65 HIGH ST	ASHLAND	MA	01721
014/013.0-0118-0000.0	0 HIGH ST	MASS BAY TRANSP AUTHORITY		TEN PARK PLAZA	BOSTON	MA	02116
014/013.0-0138-0000.0	0 MBTA ACCESS RD	MEGUNKO TRANSIT DISTRICT LLC		PO BOX 300	ALTON	NH	03809
014/013.0-0154-0000.0	0 MBTA ACCESS RD	ASHLAND RTD APARTMENTS LLC		12 STANDISH LN	WINCHESTER	MA	01890
014/013.0-0155-0000.0	0 HIGH ST REAR	GROVER MARK R		120 HIGH ST	ASHLAND	MA	01721
014/013.0-0156-0000.0	7 BALDWIN CIRCLE	BLACK STEPHEN D	KATZENBERG BARBARA	7 BALDWIN CIRCLE	ASHLAND	MA	01721
014/013.0-0157-0000.0	11 BALDWIN CIRCLE	GRUSZKA CHRISTOPHER G	CHERYL A GRUSZKA	11 BALDWIN CIRCLE	ASHLAND	MA	01721
014/013.0-0160-0000.0	0 HIGH ST	MORRISETTE R & HARTMANN L &	TRUSTEES OF THE MORRISETTE REA 34 HIGH ST	34 HIGH ST	ASHLAND	MA	01721
014/013.0-0161-0000.0	0 HIGH ST	MORRISETTE R & HARTMANN L &	TRUSTEES OF THE MORRISETTE REA 34 HIGH ST	34 HIGH ST	ASHLAND	MA	01721
014/013.0-0162-0000.0	0 HIGH ST	MORRISETTE R & HARTMANN L &	TRUSTEES OF THE MORRISETTE REA 34 HIGH ST	34 HIGH ST	ASHLAND	MA	01721
014/013.0-0163-0000.0	34 HIGH ST	MORRISETTE R & HARTMANN L &	TRUSTEES OF THE MORRISETTE REA 34 HIGH ST	34 HIGH ST	ASHLAND	MA	01721
014/013.0-0164-0000.0	30 HIGH ST	KLUG BRIAN K	JENNIFER L KLUG	30 HIGH ST	ASHLAND	MA	01721
014/013.0-0165-0000.0	26 HIGH ST	WALBRIDGE LINDA	BRUCE WALBRIDGE	26 HIGH ST	ASHLAND	MA	01721

The above reflects the latest information available on our records.


Richard E. Ball, M.A.A.
Assistant Assessor


Date

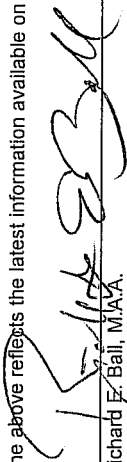
PARCEL ID	PCL ADDRESS	OWNER	NAME	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
014/012.0-0154-0000.0	12 RAMBLEWOOD DR	MCINTYRE JOHN M	LESLIE A MCINTYRE	12 RAMBLEWOOD DR	ASHLAND	MA	01721
014/012.0-0155-0000.0	16 RAMBLEWOOD DR	HARDY ERIN E	JOHN A HARDY	16 RAMBLEWOOD DR	ASHLAND	MA	01721
014/012.0-0190-0000.0	106 HIGH ST	FRITZ AMY E		106 HIGH ST	ASHLAND	MA	01721
014/013.0-0024-0000.0	65 HIGH ST	NORFOLK FREDERICK J JR	REGINA M NORFOLK	65 HIGH ST	ASHLAND	MA	01721
014/013.0-0118-0000.0	0 HIGH ST	MASS BAY TRANSP AUTHORITY		TEN PARK PLAZA	BOSTON	MA	02116
014/013.0-0138-0000.0	0 MBTA ACCESS RD	MEGUNKO TRANSIT DISTRICT LLC		PO BOX 300	ALTON	NH	03809
014/013.0-0152-0000.0	0 MBTA ACCESS RD	ASHLAND RTD APARTMENTS LLC		12 STANDISH LN	WINCHESTER	MA	01890
014/013.0-0155-0000.0	0 HIGH ST REAR	GROVER MARK R		120 HIGH ST	ASHLAND	MA	01721
014/013.0-0156-0000.0	7 BALDWIN CIRCLE	BLACK STEPHEN D	KATZENBERG BARBARA	7 BALDWIN CIRCLE	ASHLAND	MA	01721
014/013.0-0157-0000.0	11 BALDWIN CIRCLE	GRUSZKA CHRISTOPHER G	CHERYL A GRUSZKA	11 BALDWIN CIRCLE	ASHLAND	MA	01721
014/013.0-0159-0000.0	98 HIGH ST	STEEVES FREDERICK J	JANICE M STEEVES	98 HIGH ST	ASHLAND	MA	01721
014/013.0-0160-0000.0	0 HIGH ST	MORRISETTE R & HARTMANN L &	TRUSTEES OF THE MORRISETTE REA	34 HIGH ST	ASHLAND	MA	01721
014/013.0-0161-0000.0	0 HIGH ST	MORRISETTE R & HARTMANN L &	TRUSTEES OF THE MORRISETTE REA	34 HIGH ST	ASHLAND	MA	01721
014/013.0-0162-0000.0	0 HIGH ST	MORRISETTE R & HARTMANN L &	TRUSTEES OF THE MORRISETTE REA	34 HIGH ST	ASHLAND	MA	01721
014/013.0-0163-0000.0	34 HIGH ST	MORRISETTE R & HARTMANN L &	TRUSTEES OF THE MORRISETTE REA	34 HIGH ST	ASHLAND	MA	01721
014/013.0-0164-0000.0	30 HIGH ST	KLUG BRIAN K	JENNIFER L KLUG	30 HIGH ST	ASHLAND	MA	01721
014/013.0-0165-0000.0	26 HIGH ST	WALBRIDGE LINDA	BRUCE WALBRIDGE	26 HIGH ST	ASHLAND	MA	01721
014/019.0-0043-0000.0	16 RUSSET HILL RD	WILKINSON ALYSE B	PAUL K WILKINSON	16 RUSSET HILL RD	ASHLAND	MA	01721
014/019.0-0044-0000.0	20 RUSSET HILL RD	KRUMHOLZ DAVID B	COHEN-KRUMHOLZ SHARON	20 RUSSET HILL RD	ASHLAND	MA	01721
014/019.0-0045-0000.0	24 RUSSET HILL RD	FOGAREN PETER B	TERESA FOGAREN	24 RUSSET HILL RD	ASHLAND	MA	01721
014/019.0-0046-0000.0	28 RUSSET HILL RD	SCHULMAN LYNN E	DAVID W SCHULMAN	28 RUSSET HILL RD	ASHLAND	MA	01721
014/019.0-0047-0000.0	32 RUSSET HILL RD	APKE JOSEPH H	SARA S APKE	32 RUSSET HILL RD	ASHLAND	MA	01721
014/019.0-0048-0000.0	38 WILBUR DR	TASCIONE RICHARD L	ELIZABETH G TASCIONE	38 WILBUR DR	ASHLAND	MA	01721
014/019.0-0049-0000.0	42 WILBUR DR	RICHMOND DEV. CORP.		P.O. BOX 539	ASHLAND	MA	01721
014/019.0-0050-0000.0	46 WILBUR DR	MELTZER MITCHELL S	THERESA M MELTZER	46 WILBUR DR	ASHLAND	MA	01721
014/019.0-0051-0000.0	50 WILBUR DR	POTTHOFF PETER P	M ELIZABETH POTTHOFF	50 WILBUR DR	ASHLAND	MA	01721
014/019.0-0052-0000.0	54 WILBUR DR	DALY DAVID	DEBORAH DALY	54 WILBUR DR	ASHLAND	MA	01721
014/019.0-0053-0000.0	58 WILBUR DR	SOLTYS STEPHEN N	HOLLY M SOLTYS	58 WILBUR DR	ASHLAND	MA	01721
014/019.0-0054-0000.0	62 WILBUR DR	KUANG WO XI	JANE KUANG	62 WILBUR DR	ASHLAND	MA	01721
014/019.0-0055-0000.0	15 LORRAINE DR	WEIDLICH KEITH W	JENNIFER L WEIDLICH	15 LORRAINE DR	ASHLAND	MA	01721
014/019.0-0056-0000.0	11 LORRAINE DR	TERRY MARC L	TRACY S TERRY	11 LORRAINE DR	ASHLAND	MA	01721
014/019.0-0057-0000.0	7 LORRAINE DR	ALMEIDA RAYMOND J JR & SUSAN	TRUSTEES OF THE RJC FAMILY TRU	7 LORRAINE DR	ASHLAND	MA	01721
014/019.0-0060-0000.0	87 WEST UNION ST	TOWN OF ASHLAND	MIDDLE SCHOOL	101 MAIN ST	ASHLAND	MA	01721
014/019.0-0140-0000.0	79 PENNOCK RD	MORRISEY MICHAEL	MARIBETH MORRISEY	79 PENNOCK RD	ASHLAND	MA	01721
014/019.0-0141-0000.0	80 PENNOCK RD	WILSON BENNET W & ALLISON L	TRUSTESS PENNOCK ROAD REALTY	80 PENNOCK RD	ASHLAND	MA	01721
014/019.0-0150-0000.0	18 LORRAINE DR	SHEEHAN TERRENCE	PATRICIA BUSCH SHEEHAN	18 LORRAINE DR	ASHLAND	MA	01721
014/019.0-0151-0000.0	12 LORRAINE DR	POWERANTZ STEVEN M	DEBRA L POMERANTZ	12 LORRAINE DR	ASHLAND	MA	01721
014/019.0-0152-0000.0	8 LORRAINE DR	ROMANO SCOTT J	LAPAGLIA LAUREN	8 LORRAINE DR	ASHLAND	MA	01721
014/019.0-0153-0000.0	4 LORRAINE DR	MAILLET ALAN J	JULIANE R MAILLET	4 LORRAINE DR	ASHLAND	MA	01721
014/019.0-0197-0000.0	41 WILBUR DR	DANA PETER H	TEIBER VIRGINIA S	41 WILBUR DR	ASHLAND	MA	01721

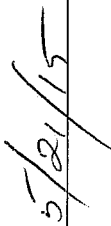
May 21, 2015

To The Planning Board and
Conservation Commission
0 MBTA Access Road
Megunko Transit District LLC
Abutters To Map 13 Parcel 154

PARCEL ID	PCL ADDRESS	OWNER	OWNER NAME	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
014/019.0-0198-0000.0	49 WILBUR DR	DZIUBECK THOMAS R	DAWNA J DZIUBECK	49 WILBUR DR	ASHLAND	MA	01721
014/019.0-0199-0000.0	53 WILBUR DR	CHIN PETER Y & PATRICE P	TRUSTEES 53 WILBUR DRIVE REALT	53 WILBUR DR	ASHLAND	MA	01721

The above reflects the latest information available on our records.


 Richard F. Ball, M.A.A.
 Assistant Assessor


 Date

40 abutters/parcels

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street

Worcester, MA 01605-2629

508-752-9666 – Fax: 508-752-9494

PROJECT NARRATIVE To Accompany Notice of Intent and Stormwater Management Permit Application

Proposed Ashland Rail Transit Apartments
MBTA Road
Ashland, MA

Prepared For:

Campanelli Acquisitions II LLC
One Campanelli Drive
PO Box 850985
Braintree, MA 02185-0985

Prepared By:



Paul J. McManus, PWS
President

September 28, 2015

1.0 Introduction

This report accompanies a Notice of Intent (“NOI”) permit application submitted under the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40; the “Act”) and its implementing regulations (310 CMR 10.00 et seq.; the “Regulations”); the Ashland Wetlands Protection Bylaw (Chapter 280); and the Ashland Stormwater Management Bylaw (Chapter 247).

2.0 Project Description

Campanelli Acquisitions II LLC proposes to construct a 398 unit residential apartment complex on an area of undeveloped land located to the west and southwest of MBTA Road in Ashland. The proposed project includes nine (9) multi-unit residential buildings, a site driveway off MBTA Road, internal driveways, an emergency access driveway to High Street, parking areas, covered tenant garages, a clubhouse building, recycling center building, landscaping, stormwater management facilities, utilities, and related work.

Detailed plans of the project, as well as a stormwater management evaluation report that includes an evaluation of compliance with the Ashland Stormwater Management Bylaw and Massachusetts Stormwater Standards of the Regulations at 310 CMR 10.05(6)(k) have been prepared by Kelly Engineering Group Inc. and are provided with the NOI. The stormwater evaluation includes:

- pre- and post-construction stormwater runoff computations for peak flows and volumes;
- water quality treatment measures and total suspended solids (“TSS”) removal computations;
- pre- and post-construction infiltration measures and computations; and
- construction phase erosion and sediment control measures.

3.0 Existing Conditions and Wetland Resources

The general site locus is depicted on the attached USGS Topographic map (Framingham Quad, 1987, metric). The subject property consists primarily of upland forest dominated by closed canopy forest vegetation consisting primarily of Red Oak (*Quercus rubra*), Black Oak (*Quercus velutina*) and White Pine (*Pinus strobus*) with a relatively sparse understory due to the closed canopy. The understory vegetation includes witch hazel (*Hamamelis virginiana*), deerberry (*Vaccinium stamineum*) and lowbush blue blueberry shrubs (*Vaccinium angustifolium*) and herbaceous vegetation including Canada mayflower (*Maianthemum canadense*), hay scented fern (*Dennstaedtia punctilobula*) and partridge berry (*Mitchella repens*). Two areas containing Bordering Vegetated Wetland (“BVW”) and intermittent streams are located in the eastern and western portions of the property. These BVW areas consist of wooded swamp wetlands.

The Eastern wetland consists of two different types; the down-gradient (eastern) portion exists on a rocky slope that discharges via an intermittent stream to two thirty-six (36) inch diameter concrete culverts under MBTA Road (Photo 1). This portion of the wetland is dominated by Red Oak and Yellow Birch (*Betula alleghaniensis*) trees, with sparse winterberry shrubs (*Ilex verticillata*) and occasional cinnamon fern (*Osmunda cinnamomea*) and sensitive fern (*Onoclea sensibilis*) (Photo 2). The upgradient (western)

portion of this BVW (Photo 3) occurs on a flatter area with more organic rich soils. It includes the species noted above, as well as numerous skunk cabbage (*Symplocarpus foetidus*) and royal fern (*Osmunda regalis*).

Photo 1 – Culvert under MBTA Road, Outlet from Eastern Wetland



Photo 2 – Lower Eastern Wetland



Photo 3 – Upper Eastern Wetland



The Western wetland is located at the extreme western corner of the site. It consists of a broad intermittent stream channel with a northerly flow, and moderate grade with a stony earthen substrate. Much of the stream channel has no bordering wetland; however there are several small areas of BVW with wetland vegetation including red maple, royal fern and cinnamon fern (Photo 4).

Photo 4 – Western Wetland



Wetland boundaries were delineated under a previously proposed site development, and those wetland boundaries are depicted on the site plans. No impacts to these wetlands

are proposed, and the 25 foot No-Disturb Zone of the Ashland Wetland Bylaw is maintained by the proposed design.

The Regulations require that no project may be permitted that will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures set forth at 310 CMR 10.59. Based upon a review of the Massachusetts Natural Heritage Atlas, 13th edition, Priority Habitats and Estimated Habitats, Framingham Quadrangle, valid from October 1, 2008, there are no Estimated Habitats [for use with the Act and Regulations (310 CMR 10.00 et seq.)], Priority Habitats [for use with Massachusetts Endangered Species Act (M.G.L. Ch. 131A; "MESA") and MESA Regulations (321 CMR 10.00 et seq.)], or Certified Vernal Pools on or in the immediate vicinity of the site. A copy of this map is attached.

Based upon a review of the Spring 2001 Massachusetts Aerial Photo Survey of Potential Vernal Pools, there are no mapped Potential Vernal Pools on or near the site.

4.0 Construction Phase Erosion and Sediment Control Plan

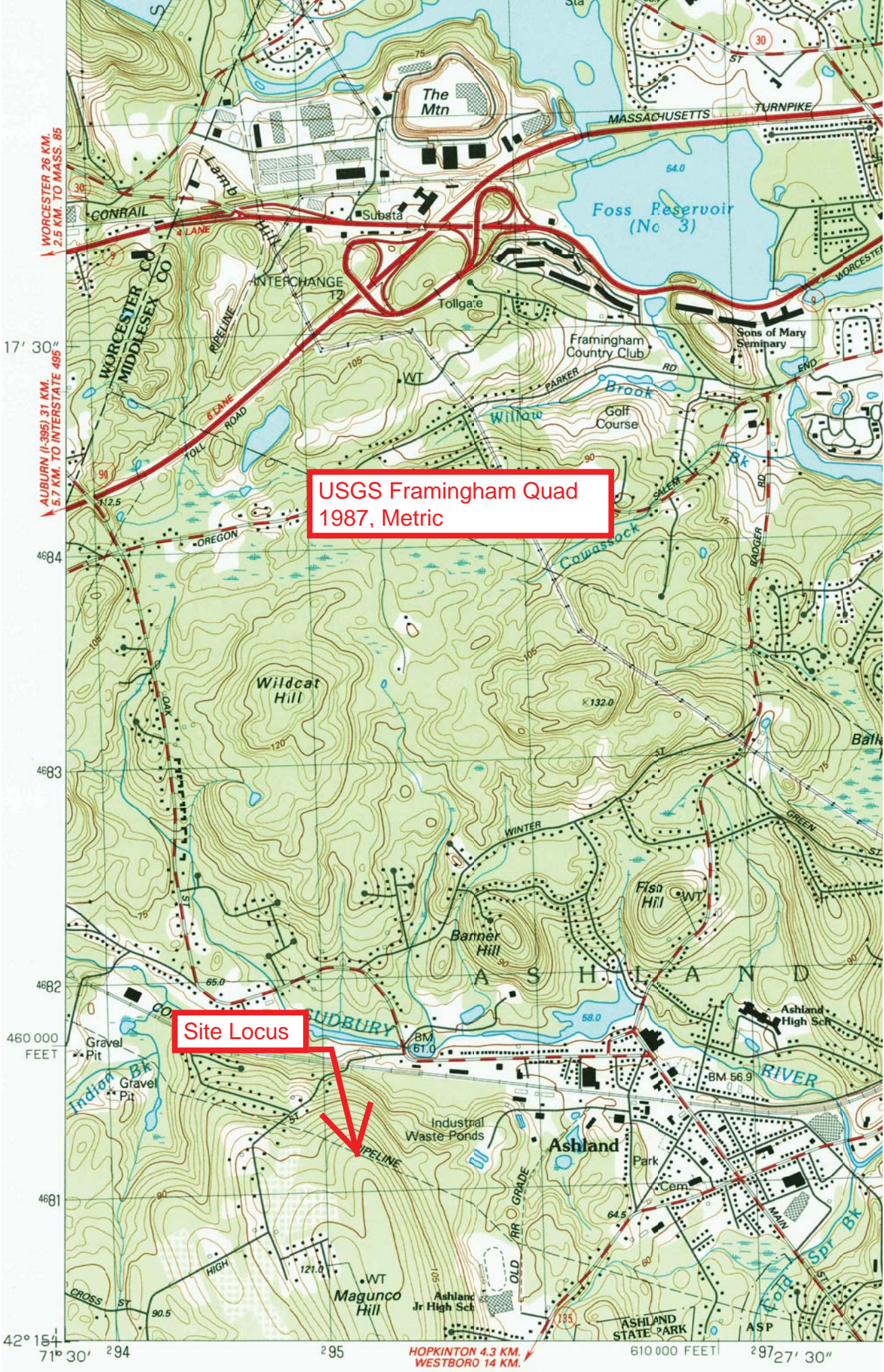
During the proposed construction, earthwork cuts, fills, and site grading will result in the presence of exposed soils. The project's erosion and sediment control measures will be detailed by Kelly Engineering, and include the following measures:

- project phasing to minimize the extent of exposed soils at any time;
- finish grading and stabilization of graded areas as soon as practical;
- interim stabilization of stockpiles and other exposed soils;
- perimeter erosion controls comprised of stump grindings generated on site as well as silt socks and other erosion control products;
- temporary earthen berms other barriers to direct and contain surface runoff during construction;
- use of the proposed site stormwater management basin as a temporary sediment trap during construction;
- pumping of water from the temporary sediment trap to a treatment system to reduce turbidity and suspended solids through the use of physical settling, treatment with flocculent polymers, and discharge over organic material.

5.0 Summary

The proposed project will provide a total of 398 housing units on a project footprint of 30 acres. The project design minimizes the footprint of the work to the extent practical. Portions of the project are proposed within the 100 foot Buffer Zone to Bordering Vegetated Wetlands as defined under state and local wetland regulations. No impacts to these wetlands are proposed, and the wetlands will be protected during construction. The project includes stormwater management measures designed to mitigate for proposed site changes, in compliance with state stormwater management standards and the Ashland Stormwater Management Bylaw. Project erosion and sediment control measures have been designed to protect wetlands and other downgradient receptors from impacts during construction.

Enc: USGS Locus, NHESP Atlas (Framingham Quad)



WORCESTER 26 KM.
2.5 KM. TO MASS. 85

AUBURN (I-395) 31 KM.
5.7 KM. TO INTERSTATE 495

USGS Framingham Quad
1987, Metric

Site Locus

17' 30"

4684

4683

4682

460 000
FEET

4681

42° 15' 41"

71° 30'

294

295

610 000 FEET

297 27' 30"

HOPKINTON 4.3 KM.
WESTBORO 14 KM.



Priority Habitats and Estimated Habitats - Effective October 1, 2008

Priority Habitats for use with the MA Endangered Species Act Regulations (321 CMR 10)

Estimated Habitats for use with the MA Wetlands Protection Act Regulations (310 CMR 10)

Produced by the Natural Heritage & Endangered Species Program

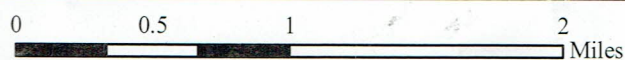
website: www.nhesp.org



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- Priority Habitat of Rare Species
- Priority Habitat of Rare Species and also Estimated Habitat of Rare Wildlife
- Certified Vernal Pool (as of July 31, 2008)



Framingham Quad

