

**George F. Connors**  
**Counselor At Law**

10 Southwest Cutoff, Northboro, MA 01532  
Zero Cranberry Lane, Hopkinton, MA 01748  
Phone (508) 393-6055 • Fax (508) 393-5242  
george@gfconnorslaw.com

Zoning Board of Appeals  
Town of Ashland  
c/o Peter Matchak, Town Planner  
Town Hall  
101 Main Street  
Ashland, MA 01721

RECEIVED  
TOWN CLERK  
ASHLAND, MA  
2022 AUG 17 PM 5: 54

July 13, 2022

Re: Rimark - Marks Sewell Street

**VARIANCE - Dimensional AREA variance and SPECIAL PERMIT -duplexes**

Dear Mr. Matchak and members of the Board:

Applicants Rimark LLC., respectfully request a dimensional **Variance** for a lot at land currently shown on Assessors Map 22, as Lots 22 and 23, where lot 22 is shown to have 14,370 sf and Lot 23 is shown to have 13,073 sf.

These lots are proposed to be reconfigured to Lots 9A (23) at 13,073 sf and Lot 10A (22) at a full 15,000 sf. Both lots are land of Rimark LLC., (Land Court Book 1510, Page 104). (copies and plans attached). Reconfigured lots would meet all other dimensional requirements for the CV zone.

Concurrently they also respectfully request a **Special Permit** to allow duplexes on the proposed reconfigured lots at Sewell Street.

The property is undeveloped, consists of an open area covering about half the site with the remainder being wooded.

Attached are a ZBA Petition Plan of 9A and 10A Sewell Street dated July 12, 2022, and a Notice of Intent Site Plan dated August 12, 2015, last revised for reconfigured lots on 7/11/22. These plans depict the new lots and the construction related aspects of the project.

The Board of Appeals has jurisdiction pursuant to Section 9.2.2 of the Ashland Zoning Bylaw:

Powers. The Board of Appeals shall have and exercise all the powers granted to it by Chapters 40A, 40B, and 41 of the General Laws and by this By-Law. The Board's powers are as follows:

1.

To hear and decide applications for special permits. Unless otherwise specified herein, the Board of Appeals shall serve as the special permit granting authority.

2.

To hear and decide appeals or petitions for variances from the terms of this By-Law, with respect to particular land or structures, as set forth in G.L. c. 40A, s. 10. The Board of Appeals shall not grant use variances.

The land is comprised of two previously platted Land Court Parcels and shown as such on the Ashland Assessors Map. Each has slightly less land area than the required 15,000 sf to comply with the Base Zoning for the CV district. The total frontage is 271.27 far exceeding the 100 foot requirement for lots in the district. The combined land area is 28,037 sf, exceeding the minimum lot size.

Applicant seeks to subdivide the property for one conforming lot and one requiring the dimensional **Variance** for 13,037 sf of land area. Section 4.1.1 Table of Dimensional Requirements for the CV zone requiring 15,000 sf per lot.

The applicant previously appeared before the Board and had been granted a Special Permit on February 23, 2016, now lapsed, for two duplex houses on the land as then configured to meet the 15,000 sf requirement, through lack of specific performance by a co-applicant/land doner, on an acquisition to acquire 1963 sf of land, now seeks a variance.

In addition the applicant has diligently attempted to gain additional land from the abutting Gois parcel but due to institutional financial constraints of a partial release of the security interest in the Gois tract the cost of a sliver of land being released is deemed to be exorbitant. (See attached memo from applicant)

## **VARIANCE**

To allow for a single lot having 13,073 sf which is less than the base size of 15,000 sf in the Commercial Village District.

**Hardship** accrues to the land due to its location in the Commercial Village District amongst an area dominated by residential houses on lots smaller than the districts requirements, all as to size and/or frontage.

Commercial use of the property presents a hardship both for the applicant and for the neighborhood. It is clear commercial uses on adjacent property to the south have historically been irritating to the neighborhood. Utilization of this land for a residential development will be more compatible to the Sewell Street neighborhood, and provide a buffer to the adjacent commercial land to the south. Also the industrial land to the east is predominantly wetlands and supports some radio antenna array and solar farm, such that traffic and other impacts are minimal. Accordingly this site should be viewed as in a quiet residential neighborhood.

Finally the Commercial Uses allowed, or allowable by Special Permit, are not very conducive to this zone (see excerpt from Zoning Table of Uses attached). The site sits at the very end of a dead end street that is relatively narrow, is predominantly residential, and the actual locus, if used for a commercial establishment would be intrusive to the neighborhood as it presently constituted. Section 4.2.1 General., of the Bylaw for CV begins with “*In order to encourage clustering of uses, provision for efficient vehicular circulation and parking and ease of pedestrian access,...*” does not comport with the residential nature of the area.

Section 4.2 of the Bylaw, Special Provisions for the CV Zone, allows for multiple buildings to an extent of up to 8000sf. Merging the two lots (concept sketch attached) shows such a use; that of a two story building with a large area for parking. It is axiomatic that those uses allowed per the Table of Principal Use Regulations (copy relevant section attached) would not be preferable in the neighborhood.

**Hardship** accrues to **shape** in that this larger tract of land, being significantly larger\* and having significantly more frontage than others in the neighborhood. That the shape of the land, being relatively large and in a commercial zoning district offers as-of-right uses generally considered unsuitable in the neighborhood. The long rectilinear lot with

\* Lots on Sewell Street in residential use are 4 at 5,000, 1 at 10,000, 1 at 10,849, 1 at 12,489, 1 at 12,700 and 1 at 20,664 sf., for an average of just over 9,000 sf.

The subject two lots are initially shown as 13,705 and 14,370 sf.

Proposed is one lot at 15,000 sf and one lot at 13,073 sf., the smaller being larger than 92% of the residential lots on Sewell Street.

**Hardship** also accrues due to **shape** where the frontage is 270 + feet, requiring extension of municipal water main about 280 feet and the installation of a hydrant; an unusual cost for street frontage lots. It is likely the entire width of road will need to be repaved after this installation.

**Soils** are different than other lots in the neighborhood where this land is the only lot with wetlands. Any new construction is also required to provide for stormwater management unlike other lots in the neighborhood. This soil condition, a wetland, is artificially created as discussed in the topography section below.

The **topography** of the land contributes to the area being wet along the eastern end where a sewer line was installed leaving a grading pattern that has ponded water on the land creating a regulated wetland with its 25 foot no-disturb local wetland buffer zone. The sewer installation, as shown on a Haley and Ward Plan, dated in 2004 (copy attached and marked to enable viewing), shows the location of a sewer near the lots eastern boundary, and the Sewell Street manhole. The H&W plan depicts a 100 foot Buffer Zone Line, a Riverfront line, and a wetland demarcated showing that, at the time, no wetlands were on the lot. Present day topography shows a raised grade along the sewer line. It is clear the topography changed and has impacted the land unlike the other lots in the area. Absent that newly created low spot which now manifests itself as wetlands, and the attendant 25 foot no disturb zone, the As-of-Rights commercial aspects of the lot would allow for a larger commercial type building on the land than the sketch herein. The NRCS Soils Map for the area shows the site to be in a soil complex with NO hydric soil present (map and data attached).

There can be no **detriment** to the neighborhood by providing residential housing, especially on land areas far in excess of lot areas in the neighborhood. By the construction of the larger duplex structures they will serve as a visual and noise buffer for the residential neighborhood.

Sewell Street is no stranger Variances. 24 Sewell Street, the lot directly across from the locus, received a variance for lot size in 1985. This lot resulted in a tax taking by the Town of Ashland, sold, and ultimately granted a variance, and thereafter subdivided (LCP 16849-E). A house now stands on the lot. (see attached variance information/taking/assessors card, plan) The fact a residence resulted should reinforce the neighborhood character not changing to commercial. And Home Services Broadcasting Corp., was granted a variance for radio towers on land off Sewell Street in 1980 (copy attached) as recorded in the Land Court as Document 596287. The access to the land is at the end of Sewell Street. It is noted that negligible traffic results from that use.

There is no **derogation** from the intent of the bylaw by approving this minor dimensional variance, where doing so leads to the "most appropriate use of the land,..." as provide in the Purpose Section of the Bylaw at Section 1.2.

An important consideration is that the Zoning Statutes envision a 'uniform zoning district' (MGL c. 40A Section 4. "Any zoning ordinance or by-law which divides cities and towns into districts shall be uniform within the district for each class or kind of structures or uses permitted." That the average lot size of the existing area within the district is a fraction of the one lot requesting a variance vitiates the uniformity goals. By allowing for a residential use with a small dimensional the area relief more so contributes to uniformity in this instance.

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## **SPECIAL PERMIT**

Applicant requests a **Special Permit** for duplex housing on each of the lots. Duplex housing is allowed by Special Permit as indicated on the Table of Principal Use Regulations. A special permit from the Board of Appeals had been previously issued for two lots each having 15,000 sf in 2016. Unfortunately the party providing the additional land reportedly breached the contract (despite his being a party and signatory on the petition). (see attached email from applicant explaining in more detail).

A Special Permit may be issued where compliance with section 9.3.2 is found as follows:

**1. Community needs served by the proposal;**

This area is appropriate to a different market rate housing opportunity not typically found elsewhere in Ashland. Ashland's Housing Production Plan (created by MAPC for Ashland in 2014-2015) identifies the need for more affordable housing **types** (emphasis added). The surrounding commercial uses can be effectively buffered with housing in a step-up zoning hierarchy.

**2. Traffic flow and safety, including parking and loading;**

Traffic, safety, and parking are not impacted with two duplex housing buildings on land that exceeds the existing/surrounding average dwelling unit land area by a factor of 150%. The expected additional traffic generation for the two additional units is 20 trip ends over what is as-of-right (single family housing) generation. Peak hour generation is 2 extra vehicle trips in the morning and less than 2 in the afternoon. Thus the traffic impact is negligible. Parking is served by garages, and by driveway lengths that accommodate parking in front of the units.

**3. Adequacy of utilities and other public services;**

The public utilities are available on site and in the street. Sewer exists both in the street in front of these lots and a sewer trunk line exists on-site on the easternmost property line (town easement). A water main exists in the street, which will be extended a short distance to the interior lot line and a hydrant is proposed at the

end. Private utilities exist as overhead power and communications in the street.  
(See site plan).

*4. Neighborhood character and social structures;*

This section of the Sewell Street neighborhood character is mostly residential except for near Pond Street where a combination of high traffic and activity volume commercial and auto repair/contractor operations. Land uses north of Sewell Street consist of a self-storage facility and an active UPS distribution complex. This little quiet enclave is best suited for residential on this land. The addition of these duplex housing units would be enhanced with the buffering from the adjacent land to the south.

The density of the residential uses on Sewell Street, based upon analysis of the Assessors map and property records, is about 1 unit/11,000 sf, with a range of 5000 sf/unit to just over 20,000 sf/unit. This project as duplex housing has a land use area ratio of 7500sf/ per unit which is about 50% more than the average in the immediate neighborhood. (See assessors map section attached showing land on Sewell Street and surrounding area.)

*5. Impacts on the natural environment;*

There is no impact to the natural environment. Currently a sizable portion of the site proposed for the houses is an open area, and the remaining area is wooded with smaller emergent vegetation, except that area along the recent sewer line installation (along east end of land) which removed much of the natural vegetation for the sewer installation.

A no-touch buffer will be provided as a suitable separation exists to on-site wetlands resources in accordance with the Ashland Wetlands Bylaw and Regulations. (See attached (1) Order of Conditions File No. 95-903 (lot 10A and (2) Determination of Applicability lot 9A from the Ashland Conservation Commission (pertaining to the original) Note site plan for lot 10A has changed slightly and is being resubmitted to CC). (See (i) site plan showing wetlands resources, (ii) FEMA Flood Map, (iii) Google map showing tree cover.)

and

*6. Potential fiscal impact, including impact on town services, tax base, and employment.*

Duplex housing would increase the tax basis of this presently vacant land. The water line would be extended a short distance and a hydrant placed at the end. Sewer exists on site in an easement that was granted to the Town. There is no cost associated with utility services to be borne by the Town. (See site plan for locations.)

Construction will employ several trades.

Very truly,

  
George Connors

For Remark  
Encls.

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Reference material

1.2

PURPOSE. These regulations are enacted to promote the general welfare of the Town of Ashland, to protect the health and safety of its inhabitants, to encourage the most appropriate use of land throughout the town, and to increase the amenities of the town, all as authorized by, but not limited by, the provisions of the Zoning Act, G.L. c. 40A, as amended, and Section 2A of 1975 Mass. Acts 808.

4.2

SPECIAL PROVISIONS FOR VILLAGE COMMERCE (CV) DISTRICT

4.2.1

General. In order to encourage clustering of uses, provision for efficient vehicular circulation and parking and ease of pedestrian access, the following special provisions apply in the Village Commerce (CV) District.

4.2.2

Principal Buildings. More than one (1) principal building may be constructed on a single lot. However, the maximum floor area for individual buildings and uses shall be as follows:

1.

Individual retail use: four thousand (4,000) square feet.

2.

Individual office use: four thousand (4,000) square feet.

3.

Individual personal services: three thousand (3,000) square feet.

4.

Building (total all uses): eight thousand (8,000) square feet.

4.2.3

Abutting Lots. Where two (2) abutting lots share a unified off-street parking area and where the continued existence and use of the shared parking area is guaranteed through appropriate mechanisms, a special permit may authorize deviations from the regulations otherwise applicable to the lots, as follows:

1.

Reduction or waiver of requirements for side and rear yards between the two (2) lots.

2.

Reduction in the required number of off-street parking spaces for one (1) of the lots, provided that the total number of required spaces for all lots sharing a common parking area are provided within the total area of such lots.

3.

Increase in the maximum building coverage, up to fifty percent (50%) of total lot area, subject to the specified limitations on total floor area.

REQUEST FOR VARIANCE  
& SPECIAL PERMIT

Sewell Street – Ashland, MA

July 14, 2022

Prepared For:

Rimark, LLC  
2 Chestnut Street  
Wayland, MA 01778

Prepared By:

George F. Connors  
Counselor At Law  
10 Southwest Cutoff Suite 7  
Northborough, MA 01532

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## **APPLICATIONS**



Case No.: \_\_\_\_\_

**Town of Ashland  
Planning Department**

101 Main St.  
Ashland, MA 01721  
508.881.0101

ashlandmass.com/316/Zoning-Board-of-Appeals

**Application to Zoning Board of Appeals**

*VAR.*

Note: Application must be complete, with a certified plot plan and all application fees to be accepted.

**1. Property Information:**

Street Address: 0 Sewell (Lot 23)  
Zoning District: C.V. Overlay District: PSMOVD  
Assessor's Map: 22 Lot: 23 Deed Book: 150 Page: 104  
Current Property Owner\*: PRIMARK LLC

**2. Permit/Approval Sought:**

Special Permit (Section 9.3)  Amendment to Special Permit (Section 9.3)  Variance (Section 9.2.2.2)  
 Appeal of Building Inspector Decision (M.G.L. Ch. 40A)  Comprehensive Permit (M.G.L. Ch. 40B)  
Use Type: Residential:  Commercial:  Industrial:

**3. Applicant Information:** Owner:  Tenant:  Prospective Purchaser/Tenant:

Name: PRIMARK LLC  
Address: 2 Chestnut St Wayland 01778  
Phone: 5-272-8730 Email: alenmarks@excite.com  
Agent's Name: Geo. Connors  
Agent's Address: 10-SW. W. off Northborough MA 01552  
Agent's Phone: 5-393-9727 Agent's Email: george@connorslaw.com

**4. Additional Information:**

Are all real estate taxes and other assessments to the Town current?: —  
Is the parcel on a scenic road?: NO  
Is this an amendment to a previously issued Special Permit? (attach approved permit): NO (old SP. Expired)  
Date structure was built? (Buildings built before 1940 may need review by Historical Commission.): NONE  
Is the property within 100 ft. of a wetland, within 200 ft. of a stream, or in a floodplain?: yes

Case No. \_\_\_\_\_

**5. Description of the Relief Sought:** (Attach Letter of Denial of Building Permit.)

See ATTACHED Narrative -  
Relief from ZBA Sec 4.1.1 TABLE DIMENSIONAL REQS.  
15,000 SF/lot for 13,075 SF

What specific zoning bylaws is this application associated with? 4.1.1 TABLE DIMENSIONAL REQUIREMENTS CV Zone

**6. Justification for why the application should be approved:**

See ATTACHED Narrative  
Lot would comply w/ neighborhood uses and  
Maintain Residential Integrity

**7. Existing use and condition of the property and surrounding neighborhood:** (Please list all relevant non-conformities.)

Property VACANT  
Neighborhood Small sized/old lots/ Residents of AREA as  
Developed amongst surrounding Commercial uses

By signing below you assert this application is complete and accurate to the best of your knowledge:

**Signatures:**

Applicant/Agent: [Signature] Applicant's Name: Geo. Connors

Email Address: [Signature] Phone Number: 5-393-9707

Agent's Relationship to Applicant: Att'y Firm: GIF Connors Counselors & Law

Owner: Richard Marks dotloop verified 07/12/22 2:33 PM EDT LOG-17V MHVL-KDCP Owner's Name: Richard Marks

\*Note: If the applicant is not the owner, the owner **MUST** sign above or submit a letter of permission with the application.



Case No.: \_\_\_\_\_

**Town of Ashland  
Planning Department**  
101 Main St.  
Ashland, MA 01721  
508.881.0101

ashlandmass.com/316/Zoning-Board-of-Appeals

## Application to Zoning Board of Appeals Z-S.P.

Note: Application must be complete, with a certified plot plan and all application fees to be accepted.

### 1. Property Information:

Street Address: 0 Sewell St  
Zoning District: CV Overlay District: PSMOVD  
Assessor's Map: 22 Lot: 22+23 Deed Book: LL. 1510 Page: 104  
Current Property Owner\*: RIMARK LLC

### 2. Permit/Approval Sought:

Special Permit (Section 9.3)  Amendment to Special Permit (Section 9.3)  Variance (Section 9.2.2.2)  
 Appeal of Building Inspector Decision (M.G.L. Ch. 40A)  Comprehensive Permit (M.G.L. Ch. 40B)  
Use Type: Residential:  Commercial:  Industrial:

### 3. Applicant Information: Owner: Tenant: Prospective Purchaser/Tenant:

Name: RIMARK LLC  
Address: 2 Chestnut St Weyland MA 01778  
Phone: 5 972-8730 Email: alanmarks@exped.com  
Agent's Name: Geo. Connors  
Agent's Address: 10 S.W. Cutoff Northborough MA 01532  
Agent's Phone: 5-393 9727 Agent's Email: georgegconnors@comcast.com

### 4. Additional Information:

Are all real estate taxes and other assessments to the Town current?   
Is the parcel on a scenic road? NO  
Is this an amendment to a previously issued Special Permit? (attach approved permit): NO (add SP - Expired)  
Date structure was built? (Buildings built before 1940 may need review by Historical Commission.): NONE  
Is the property within 100 ft. of a wetland, within 200 ft. of a stream, or in a floodplain?: yes

Case No. \_\_\_\_\_

SP

**5. Description of the Relief Sought:** (Attach Letter of Denial of Building Permit.)

Duplex Housing units by S.P. from Board of Appeals

What specific zoning bylaws is this application associated with?: 3.1.4 Spec. Permit

Table of Uses - CU - Two Family Dwelling "BA"

**6. Justification for why the application should be approved:**

See Attached

**7. Existing use and condition of the property and surrounding neighborhood:** (Please list all relevant non-conformities.)

See Attached

Entire neighborhood Dimensional Non Conformities

By signing below you assert this application is complete and accurate to the best of your knowledge:

**Signatures:**

Applicant/Agent:  Applicant's Name: Geo. Connors

Email Address: george@connorslaw.com Phone Number: 5-393-9727

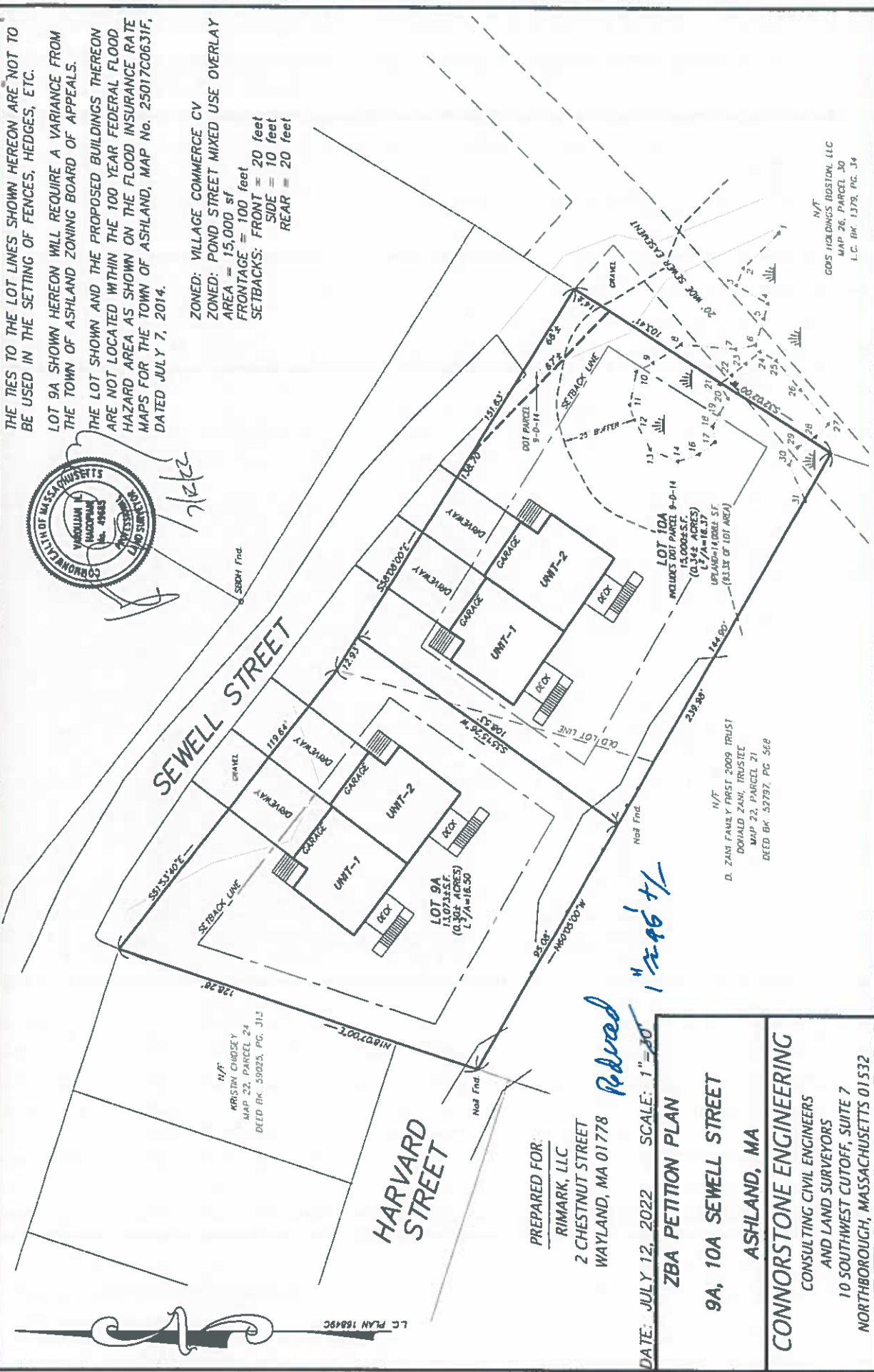
Agent's Relationship to Applicant: Atty/Ag Firm: G.F. Connors Counselor & Law

Owner:   Owner's Name: Richard Marks

\*Note: If the applicant is not the owner, the owner **MUST** sign above or submit a letter of permission with the application.

THE TIES TO THE LOT LINES SHOWN HEREON ARE NOT TO BE USED IN THE SETTING OF FENCES, HEDGES, ETC.  
 LOT 9A SHOWN HEREON WILL REQUIRE A VARIANCE FROM THE TOWN OF ASHLAND ZONING BOARD OF APPEALS.  
 THE LOT SHOWN AND THE PROPOSED BUILDINGS THEREON ARE NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF ASHLAND, MAP No. 25017C0631F, DATED JULY 7, 2014.

ZONED: VILLAGE COMMERCE CV  
 ZONED: POND STREET MIXED USE OVERLAY  
 AREA = 15,000 sf  
 FRONTAGE = 100 feet  
 SETBACKS: FRONT = 20 feet  
 SIDE = 10 feet  
 REAR = 20 feet



N/T  
 GDS HOLDINGS BOSTON, LLC  
 MAP 26, PARCEL 30  
 L.C. BK 1378, PG. 34

N/T  
 D. ZANI FAMILY TRST 2009 TRUST  
 DONALD ZANI, TRUSTEE  
 MAP 22, PARCEL 21  
 DEED BK 52797, PG 568

N/T  
 KRISTIN CHOICEY  
 MAP 22, PARCEL 24  
 DEED BK 59023, PG. J15

HARVARD STREET

SEWELL STREET

PREPARED FOR:  
 RIMARK, LLC  
 2 CHESTNUT STREET  
 WAYLAND, MA 01778

*Polrad*  
 1-2-26-11

DATE: JULY 12, 2022 SCALE: 1"=30'

ZBA PETITION PLAN

9A, 10A SEWELL STREET  
 ASHLAND, MA

CONNORSTONE ENGINEERING  
 CONSULTING CIVIL ENGINEERS  
 AND LAND SURVEYORS  
 10 SOUTHWEST CUTOFF, SUITE 7  
 NORTHBOROUGH, MASSACHUSETTS 01532

### Ashland Zoning Board of Appeals Fees

Application Type	Fee
Special Permit	\$250
Modification / Extension of Special Permit	\$200
Variance	\$400
Modification / Extension of Variance	\$400
Administrative Appeal of Building Inspector Decision	\$400

1 VAR

Peer Review Deposit	
2-15 Lots/Units	\$4,000
16-20 Lots/Units	\$6,000
21-25 Lots/Units	\$10,000
26-74 Lots/Units	\$20,000
75 or More Lots/Units	\$30,000
20 or Fewer Parking Spaces	\$2,500
21 or More Parking Spaces	\$5,000
Wireless Commercial Facility	\$3,000
Appeal of Building Inspector for 2+ Lots	\$1,000

Note: Unused Peer Review funds will be returned to the applicant at the end of the process. The applicant may request details on the account at any time from the Planning Department.

#### Public Hearing Associated Costs

Pursuant to State Law (M.G.L. Ch. 40A, Section 11), the ZBA requires public hearings for the above matters. There are additional fees for the following:

Abutter List	\$2 per abutter, \$50 max (Obtained and Paid at Assessors Department).
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The Zoning Board of Appeals may require a peer review consultant and/or posting of the project on coUrbanize.com at the expense of the applicant.

Please be aware that the Planning Department may hold back decisions and/or permits until all checks have been received.

ALAN P MARKS  
9 WAYSIDE INN RD.  
FRAMINGHAM, MA 01701

5-7515/110

1423

2011 JUNE 30 2011 Shield™

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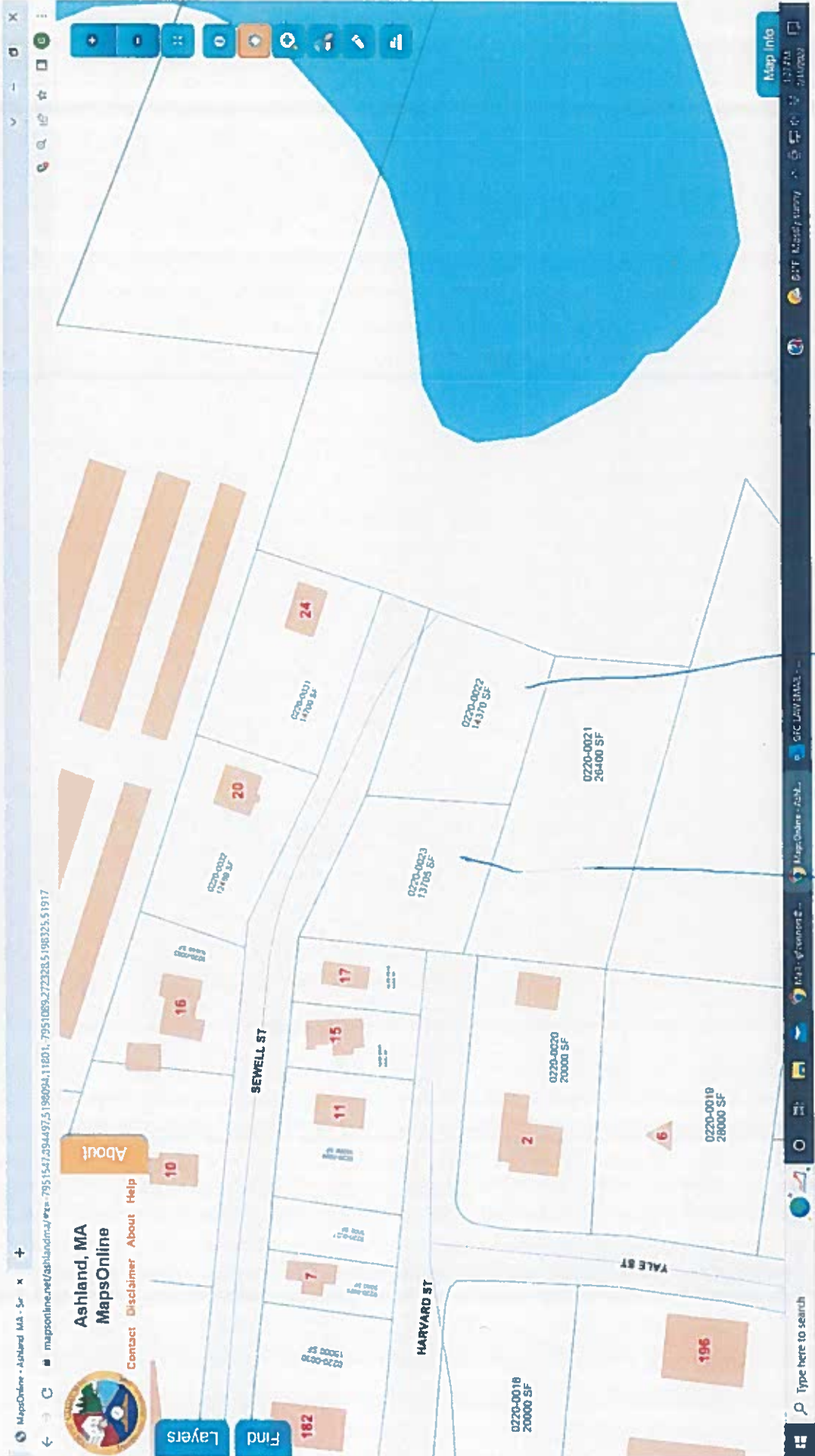
TO THE ORDER OF TOWN OF ASHCROFT \$ 650.00  
SIX HUNDRED FIFTY & 00/100 DOLLARS

 **Santander**  
Santander Bank, N.A.

ATTN: SEWELL ST. VAR + SP



Security Features  
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About

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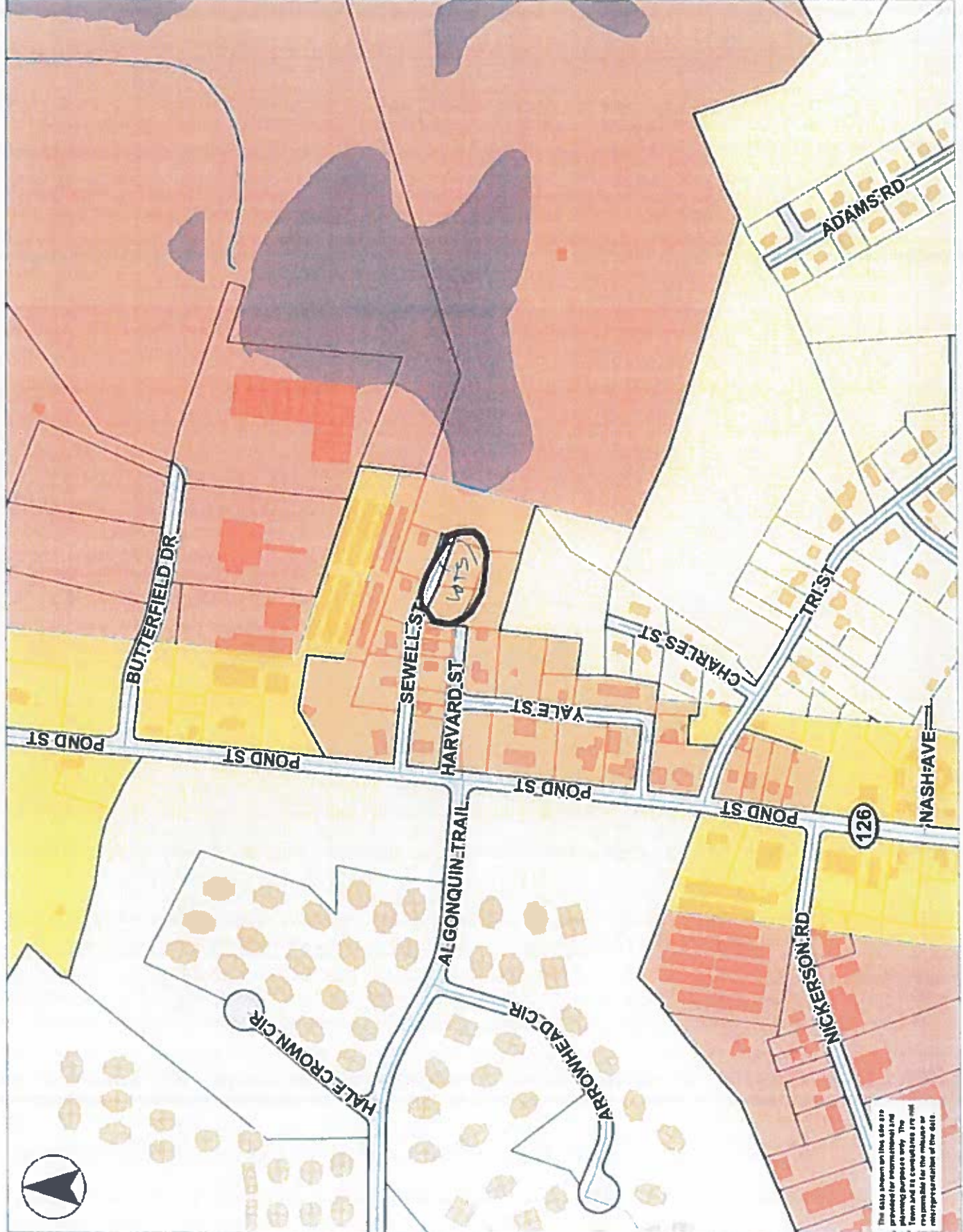
0220-0092  
14370 SF

lot 23

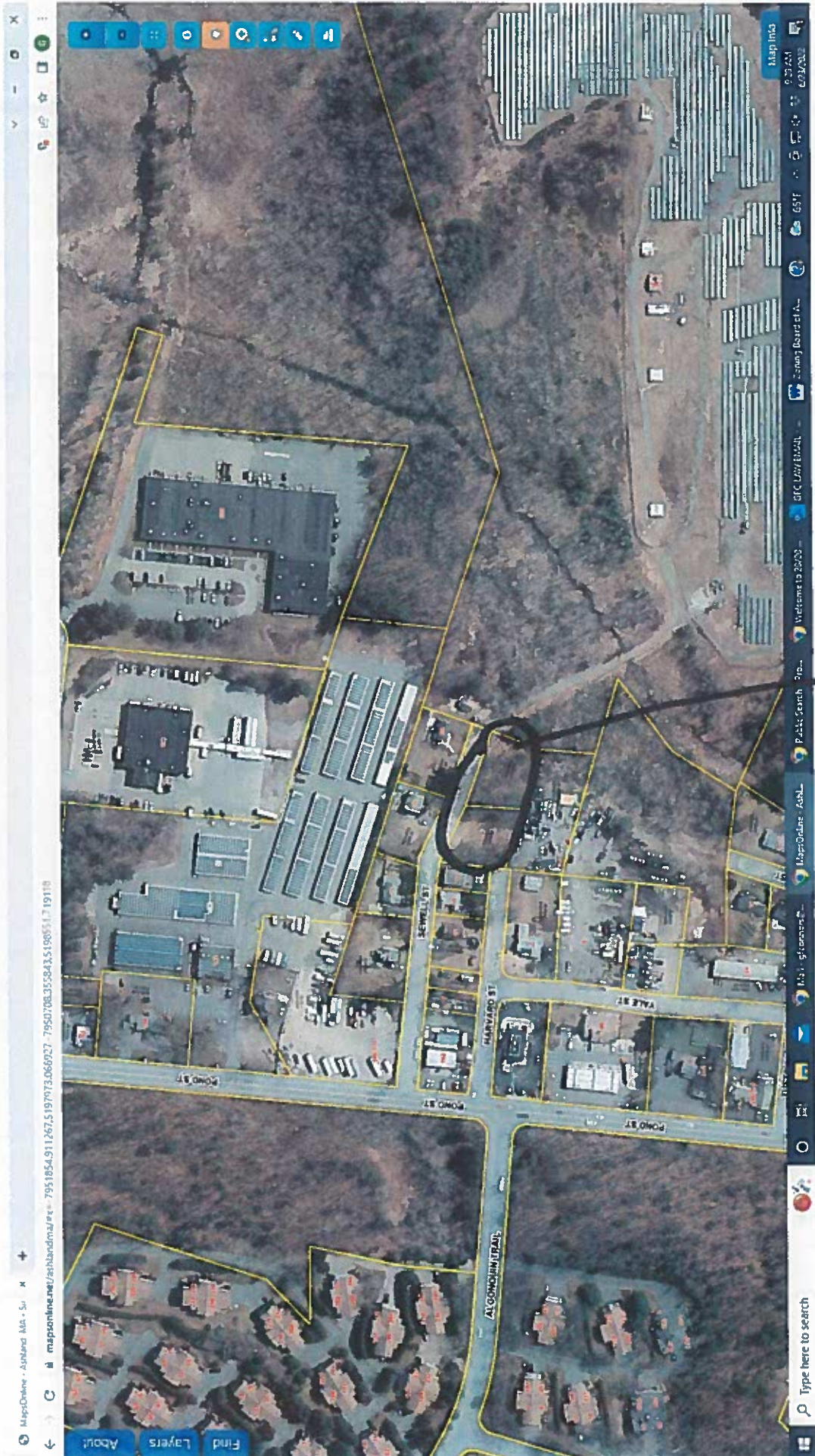
lot 22

**ZONING MAP**

- Parcels for Identify (Public)
- Places
    - Fire Station
    - Police Station
    - Town Hall
    - School
  - Zoning
    - Res. A
    - Res. B
    - AGD - Light Family
    - AGD - C
    - AGD - C
    - Downtown Commerce
    - Highway Commerce
    - Village Commerce
    - Neighborhood Commerce
    - Industrial
  - Utility Related
    - RTD - A
    - RTD - B
    - RTD - C
    - RTD - D
    - RTD - E
    - RTD - F
    - WALUSD - A
    - WALUSD - B
    - WALUSD - C
    - WALUSD - D
    - WALUSD - E
    - WALUSD - BUFFER
  - ROADWAY - BUFFER
  - RAIL RIGHT OF WA
  - WATER
  - ROWS
  - Buildings
  - Parcels
  - Abutting Town Labels
  - MA Highways
  - Interstate
  - US Highway
  - Numbered Routes
  - Town Boundary
  - Abutting Towns
  - Streets
  - Streams
  - Town Mask



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misinterpretation of the data.



Lots 1075

MapOnline - Ashland, MA - Su +  
maponline.net/ashlandma/?q=7951854.9112675197173.066027-795070835843519855.1719110

Type here to search  
MapOnline - Ashland, MA - Su +  
Public Search  
Welcome to 2003  
DGC LAWYERS  
Planning Board of Ashland  
6:57 PM  
MapInfo  
6:57 AM  
6/20/2023



# Ashland, MA MapsOnline

Contact Disclaimer About Help

About

Layers Find



166-170

0220-0034  
20684 SF

10

16  
*10,890 sq ft*

0220-0037  
13400 SF

20

24

0220-0031  
14700 SF

SEWELL ST

182

0220-0030  
15000 SF

7

0220-0035  
15000 SF

11

0220-0038  
15000 SF

15

0220-0039  
15000 SF

17

0220-0040  
15000 SF

*10,019 sq ft*

*4792*

*4792*

HARVARD ST

0220-0023  
13705 SF

0220-0022  
14370 SF

LE ST

0220-0018

Type here to search

Map Info

*CV Zone 15,000 sq ft  
Low's lots*

## **DEEDS & RECORD PLANS**



2017 01763833

Bk: 1510 Pg: 104 Cert#: 265273

Doc: DEED 06/28/2017 03:18 PM

QUITCLAIM DEED

I, LOUIS P. IARUSSI and VALERIE R. IARUSSI, a married couple of Holliston, Massachusetts

for consideration of ONE HUNDRED AND FIFTY THOUSAND (\$150,000.00) Dollars

grant to RIMARK, LLC, a Massachusetts limited liability company, with a principal address of 7 Nathan Stone Lane, Southboro, MA 01772

WITH QUITCLAIM COVENANTS

\*\*\*\*\*

Two contiguous parcels of land located on Sewell Street, Middlesex County, Massachusetts, described as follows:

NORTHEASTERLY by the Southwesterly line of way, as shown on the plan hereinafter mentioned, by two lines measuring together, two hundred seventy-one and 27/100 feet;

SOUTHEASTERLY by land now or formerly of Paul H. Gleed, one hundred three and 41/100 feet;

SOUTHWESTERLY by land now or formerly of Arthur Stratton et al, by two lines measuring together, two hundred thirty-nine and 98/100 feet; and

NORTHWESTERLY by land now or formerly of William H. St. George, one hundred twenty-eight and 28/100 feet.

Lot 9 & 10 Sewell Street, Ashland, MA 01721

258571

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 06/28/2017 03:18 PM  
Ctrl# 26462032187 Doc# 01763833  
Fee: \$684.00 Cans: \$150,000.00

MS

All of the aforesaid boundaries are determined by the Land Court to be located as shown on a subdivision plan (Land Court Plan 16849C), as approved by the Court and filed in the Land Registration Office, a copy of which subdivision is recorded with the South Registry District of Middlesex County in Book 418, Page 589, with Certificate of Title Number 62651. Said parcel of land is shown as Lots 9 and 10 on said Subdivision Plan.

Together with the right, in common with others entitled thereto, to use Sewell Road shown on Land Court Plan No. 16849D for all purposes for which roads and ways are used in Ashland, Massachusetts.

The Grantors herein do hereby release all rights and interest in Homestead on the above described premises and state that no other person(s) is entitled to claim benefits under the Homestead Act. The premises are not Homestead Property.

For our title, see Middlesex South County Registry of Deeds, Registered Land Section, Certificate No. 258571, in Book 1466, Page 47.

\*\*\*\*\*THIS SPACE INTENTIONALLY LEFT BLANK\*\*\*\*\*

Witness my hand and seal this 28 day of June, 2017

Louis P Iarussi

LOUIS P. IARUSSI

Valerie R. Iarussi

VALERIE R. IARUSSI

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS

On this 28<sup>th</sup> day of June, 2017, before me, the undersigned notary public, personally appeared **LOUIS P. IARUSSI** and **VALERIE R. IARUSSI**, proved to me through satisfactory evidence of identification, which were Personal Knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed and made oath to the truth of the statements made therein.

Andrew J. Rogers, Jr.

Notary Public Andrew J. Rogers, Jr.

My Commission Expires: October 23, 2020

**DOCUMENT 01763833**

Southern Middlesex Land Court

REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Jun 28, 2017 at 03:12P

Document Fee: 125.00  
Receipt Total: \$1,014.00

NEW: CERT 265273 BK 01510 PG 104

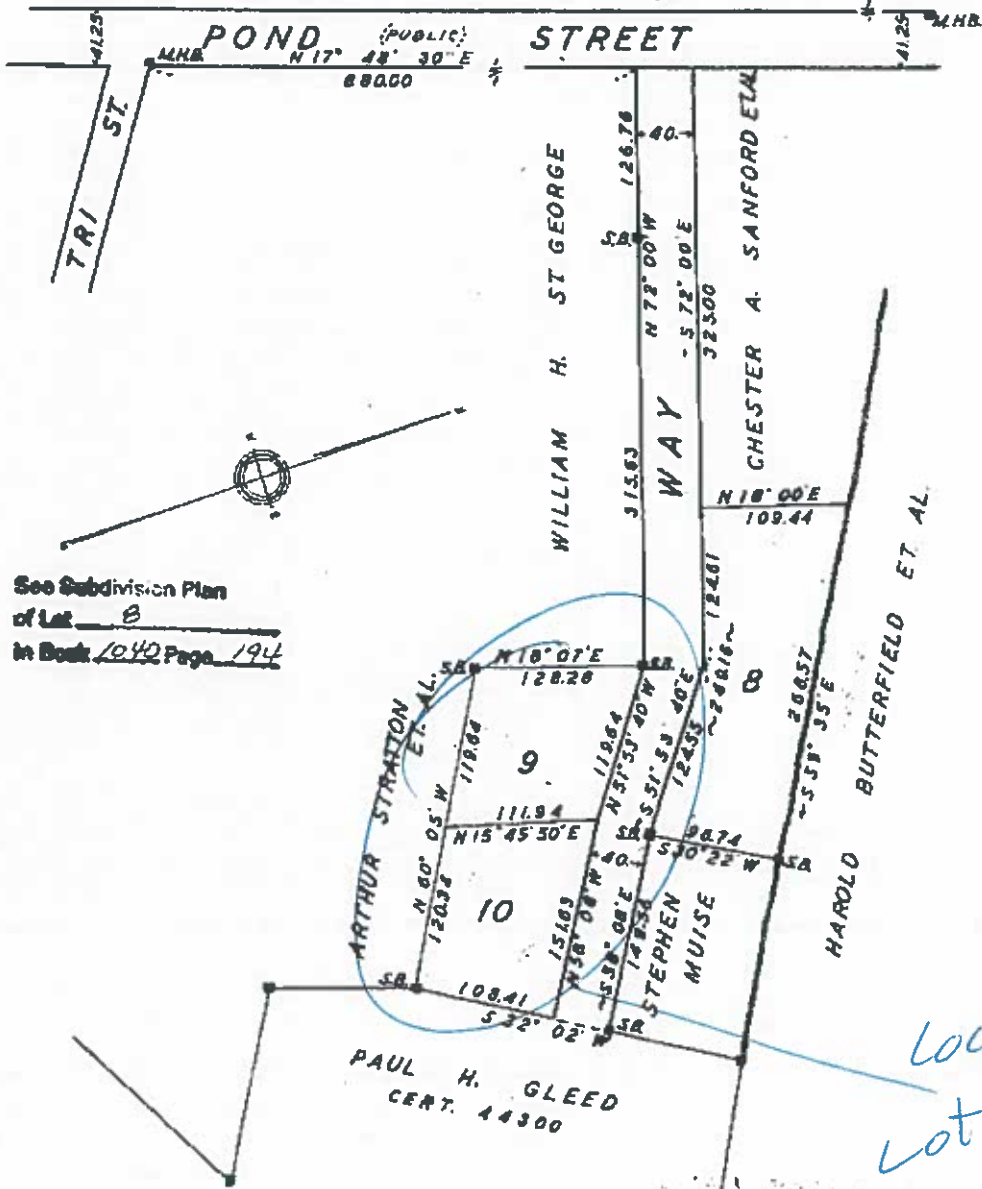
OLD: CERT 258571 BK 1466 PG 47

16849<sup>C</sup>

SUBDIVISION PLAN OF LAND IN ASHLAND

Irving Rosenblatt, Civil Engineer

May 1947  
Oct. 20, 1949



FEB - 9 1950

Subdivision of part of Lot 7  
Shown on plan 16849<sup>A</sup>  
Filed with Cert. of Title No. 44300  
South Registry District of Middlesex County

Separate certificates of title may be issued  
for LOTS 9, 10 & 12 as shown herein  
By the Court

QCE 12 1947

*Irving Rosenblatt*  
Recorder

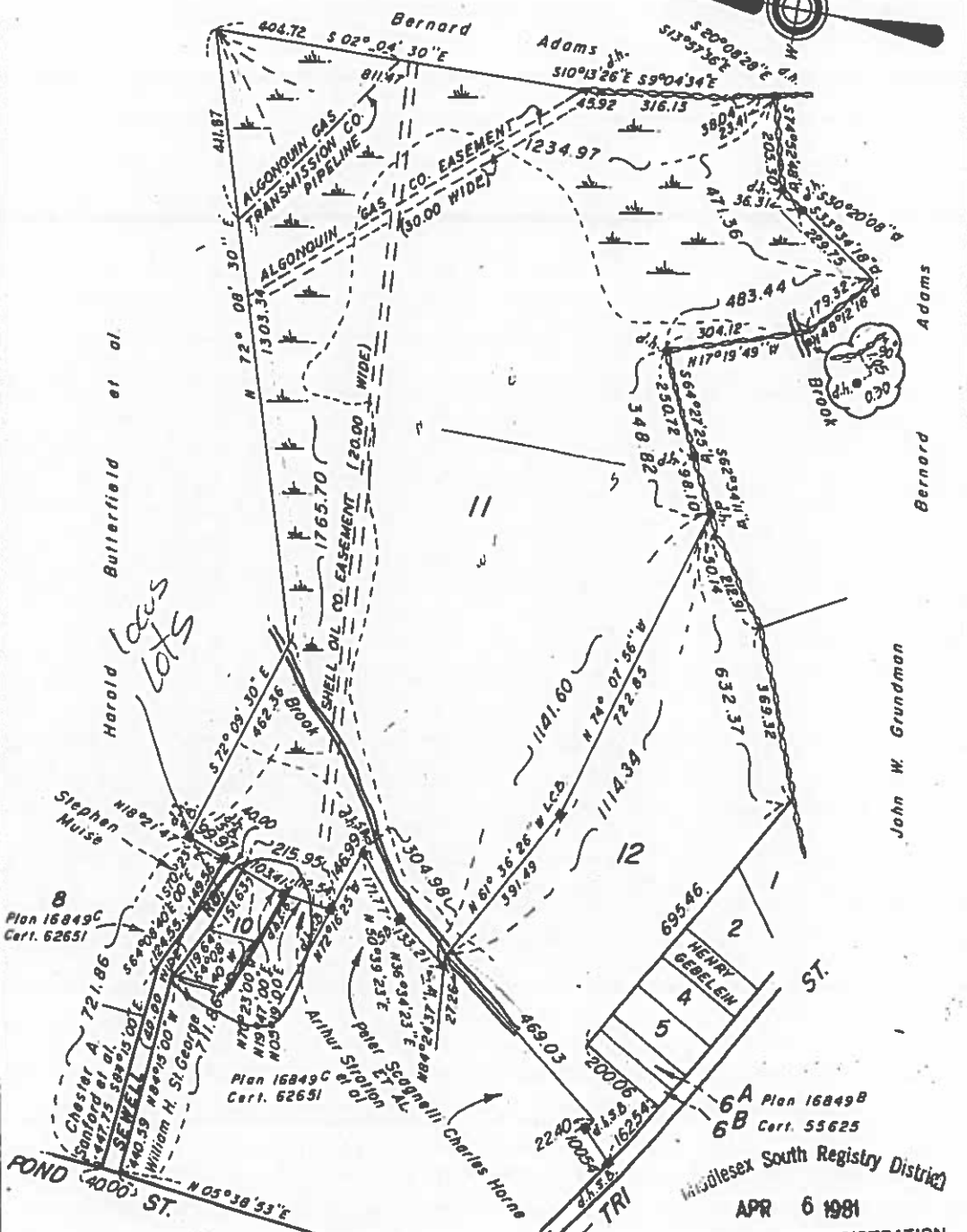
Copy of part of plans 16849<sup>A</sup> and 16849<sup>B</sup>  
FILED IN  
**LAND REGISTRATION OFFICE**  
Scale of this plan 100 feet to an inch  
W. T. Fairclough, Engineer for Court

SUBDIVISION PLAN OF LAND IN ASHLAND

Mac Carthy & Sullivan Engineering Inc., Surveyors

July 23, 1980

16849<sup>D</sup>



Subdivision of Part of Lot 7  
Shown on Plan 16849A  
Filed with Cert. of Title No. 44300  
South Registry District of Middlesex County  
Separate certificates of title may be issued for land  
shown hereon as Lots 11 and 12  
By the Court.

Middlesex South Registry District  
APR 6 1981  
RECEIVED FOR REGISTRATION  
4 O'CLOCK A.M.  
Abutters are shown as on  
original decree plan.

Copy of part of plan  
filed in  
LAND REGISTRATION OFFICE  
JULY 28 1980  
Scale of this plan 250 feet to an inch  
R.L. Woodbury, Engineer for Court

JULY 28 1980  
WSC  
James M. Maloney  
Deputy Recorder

**APPLICANTS NARRATIVE**

Alan Marks <alanmarks1rex@aol.com>

6/1/2022 3:13 PM

## Sewell St Variance DRAFT ONLY

gfconnors@comcast.net <gfconnors@comcast.net>

Good Afternoon George,

We have requested Connors to proceed with the application for a variance for the RiMark parcel on Sewell St. Allow me to explain reasons for the request for a variance from the Town of Ashland.

On February 23, 2016, the Town of Ashland issued a Special Permit for Two - Two Family Dwellings on land off of Sewell St. The January 12, 2016 Zoning Board of Appeal vote was 3-0 to grant the permit. The Applicant was Louis Iarussi and Donald Zani, together.

The Iarussi parcel was 28,073 sq ft. The Zani parcel was 2,016 sq ft. Combining the parcels would have created 2 lots: 9a with 15,015 sq ft. and lot 10a with 15,074 sq ft. This is what the Zoning Board of Appeals based the Special Permit on.

RiMark LLC acquired the Iarussi parcel in 2016. RiMark also entered in to a Purchase and Sale Agreement to acquire the Zani parcel on 9-23-2016. The P&S was fully executed by Richard Marks, Manager of RiMark, and Donald P Zani, Trustee of the D Zani Family First 2009 Trust. RiMark's intent was to be in compliance with the Special Permit by constructing Two - Two Family Dwelling Units.

After the Purchase and Sale Agreement was signed by Mr. Zani, he refused to go forward with the sale of the 2,016 sq ft., even though he was legally obligated to. I am not a clinician, but in layman's perspective, he appeared to have emotional issues. In my attempts to get the transaction back on track, he often became verbally abusive and threatening. He still owned (owns) a large parcel behind where the duplexes were to have been built. We were concerned about his volatility and decided not to pursue legal recourse.

We then attempted to make up the deficiency from the loss of the Zani land by approaching our abutter, The Tower Group. The Tower Group had complexity in their mortgages such that it would have been cost prohibitive to "carve off" the necessary land for our deficiency. We were not able to proceed with this possibility.

Therefore, due to the desire to construct the Two-Two Dwelling Units as issued in the special permit, and the hardship that we have experienced over the last 5 plus years, we respectfully request consideration for a variance from The Town of Ashland.

Very Truly,

Alan

Alan P. Marks  
President  
Realty Executives Boston West  
508-272-8730

-----Original Message-----

**ASSESSORS SHEETS &  
FLOOD PLAN**

PARID: 0140220002300000  
RIMARK LLC

MUNICIPALITY: ASHLAND  
0 SEWELL ST

LUC: 442  
PARCEL YEAR: 2023

Property Information

*Lot 23*

Property Location: 0 SEWELL ST

Class: I-INDUSTRIAL  
Use Code (LUC): 442-VACANT LAND - UNDEVELOPABLE  
District: MA014 - ASHLAND  
Deeded Acres: .3200  
Square Feet: 13,939

Owner

Owner	Co-Owner	City	Address	State	Zip Code	Deed Book/Page
RIMARK LLC		WAYLAND	2 CHESTNUT RD	MA	01778	01510/0104

- PARID: 0140220002200000  
RIMARK LLC

MUNICIPALITY: ASHLAND  
0 SEWELL ST

LUC: 442  
PARCEL YEAR: 2023

Property Information

*Lot 22*

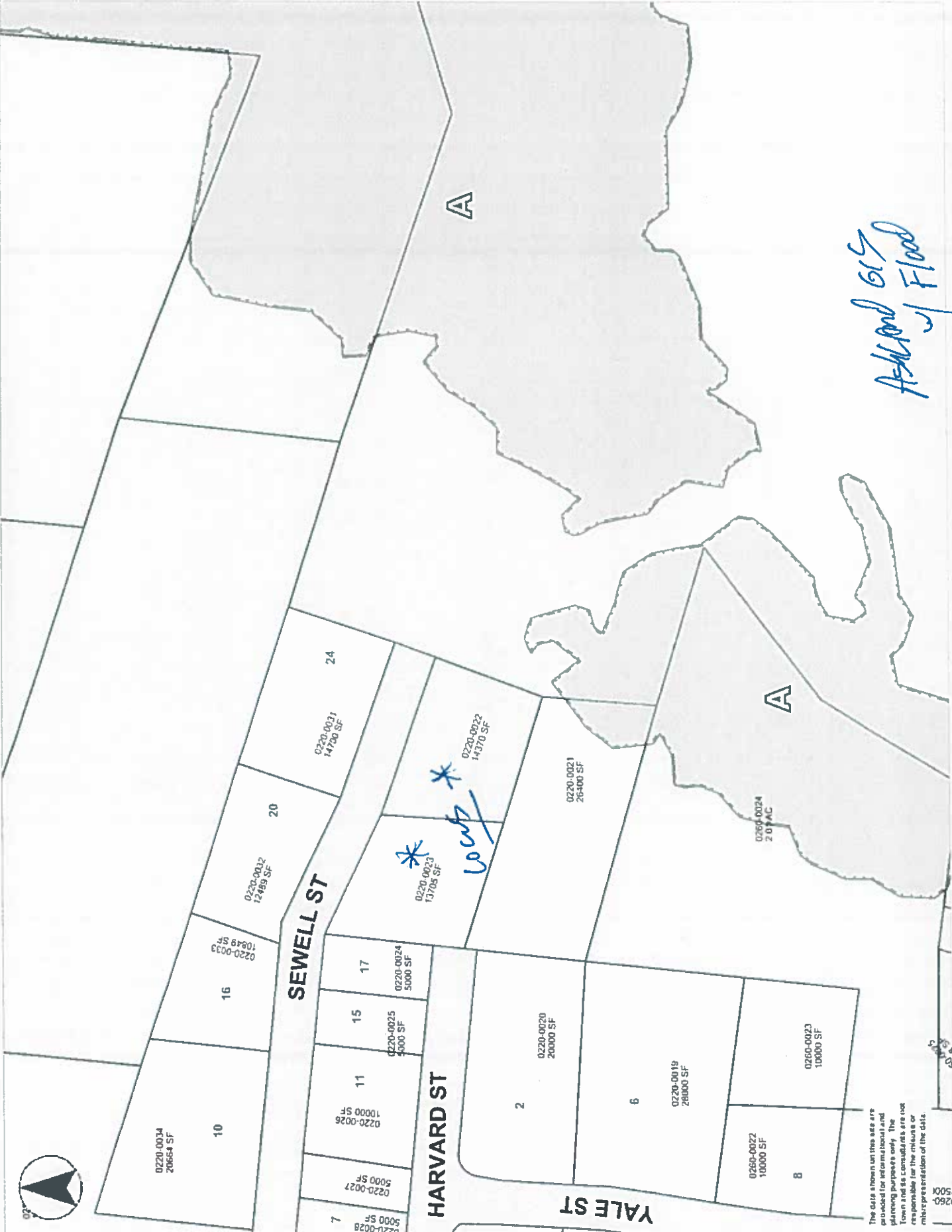
Property Location: 0 SEWELL ST

Class: I-INDUSTRIAL  
Use Code (LUC): 442-VACANT LAND - UNDEVELOPABLE  
District: MA014 - ASHLAND  
Deeded Acres: .3300  
Square Feet: 14,375

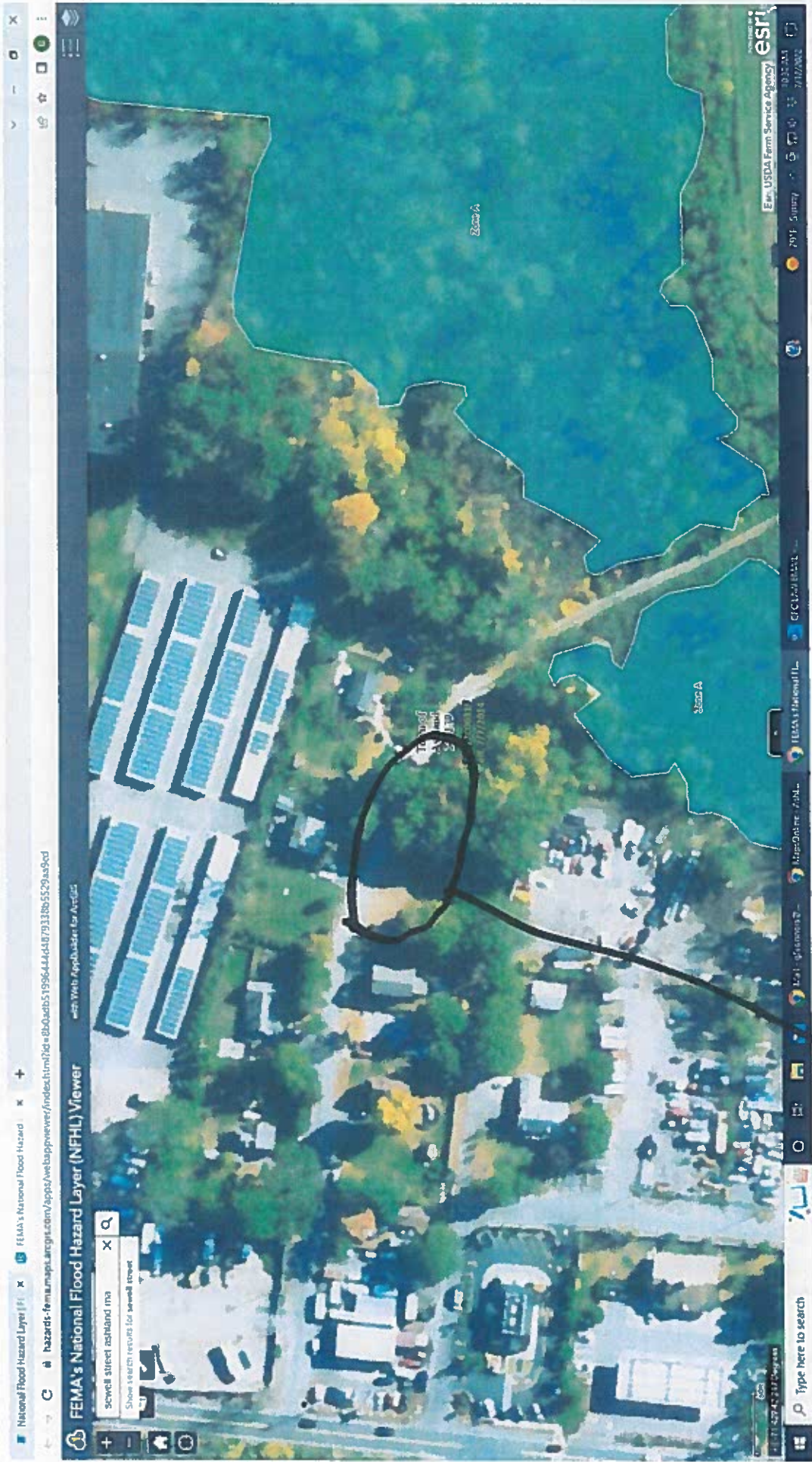
Owner

Owner	Co-Owner	City	Address	State	Zip Code	Deed Book/Page
RIMARK LLC		WAYLAND	2 CHESTNUT RD	MA	01778	01510/0104

- Parcels for Identity (Public)
- Places
- Fire Station
- Police Station
- Town Hall
- School
- FEMA National Flood Hazard Zones
- X - Areas of Minimal
- ROWs
- Parcels



The data shown on this map are provided for informational and planning purposes only. The Town and its Consultants are not responsible for the misuse or misrepresentation of the data.



FEMA Flood

Low's

## ZONING USES

subject to such restrictions as are set forth elsewhere in this Bylaw, and such restrictions as said Board may establish

TABLE OF PRINCIPAL USE REGULATIONS

PRINCIPAL USES	RA	RB	RM	CH	CD	CV	CN	I
A. RESIDENTIAL USES								
Single-family dwelling	Y	Y	Y	Y	Y	Y	Y	N
Mobile home or trailer	N	N	N	N	N	N	N	N
Two-family dwelling	N	Y	Y	BA	Y	BA	Y	N
Conversion of single-family to two-family dwelling	N	Y	Y	BA	Y	BA	Y	N
Conversion of single or two family to dwelling with not more than four units	N	N	N	N	N	N	BA	N
Multifamily dwelling	N	N	BA	N	N	N	N	N
Lodging or boarding house	N	N	N	Y	Y	Y	BA	N
Assisted living facility	Y	Y	N	Y	Y	N	BA	N
Cluster development	PB	PB	PB	N	N	N	N	N
Planned multifamily development	N	N	N	BA	BA	BA	N	N
Senior residential community	PB	PB	N	PB	PB	N	N	N

7. Any person who agrees to be bound by the Terms of Use in you do not agree to the Terms of Use (please do not scroll to page 7)

**SOILS –  
WETLAND ANALYSIS**



## Middlesex County, Massachusetts

### 255B—Windsor loamy sand, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2svkf  
*Elevation:* 0 to 1,210 feet  
*Mean annual precipitation:* 36 to 71 inches  
*Mean annual air temperature:* 39 to 55 degrees F  
*Frost-free period:* 140 to 240 days  
*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Windsor, loamy sand, and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Windsor, Loamy Sand

##### Setting

*Landform:* Dunes, outwash plains, deltas, outwash terraces  
*Landform position (three-dimensional):* Tread, riser  
*Down-slope shape:* Convex, linear  
*Across-slope shape:* Convex, linear  
*Parent material:* Loose sandy glaciofluvial deposits derived from granite and/or loose sandy glaciofluvial deposits derived from schist and/or loose sandy glaciofluvial deposits derived from gneiss

##### Typical profile

*O - 0 to 1 inches:* moderately decomposed plant material  
*A - 1 to 3 inches:* loamy sand  
*Bw - 3 to 25 inches:* loamy sand  
*C - 25 to 65 inches:* sand

##### Properties and qualities

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Excessively drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to very high (1.42 to 99.90 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Low (about 4.5 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2s

*Hydrologic Soil Group:* A

*Ecological site:* F14MAY022MA - Dry Outwash

*Hydric soil rating:* No

#### Minor Components

##### **Hinckley, loamy sand**

*Percent of map unit:* 10 percent

*Landform:* Deltas, kames, eskers, outwash plains

*Landform position (two-dimensional):* Summit, shoulder, backslope

*Landform position (three-dimensional):* Crest, head slope, nose

slope, side slope, rise

*Down-slope shape:* Convex

*Across-slope shape:* Convex, linear

*Hydric soil rating:* No

##### **Deerfield, loamy sand**

*Percent of map unit:* 5 percent

*Landform:* Deltas, terraces, outwash plains

*Landform position (two-dimensional):* Footslope

*Landform position (three-dimensional):* Tread, talf

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Hydric soil rating:* No

## Data Source Information

Soil Survey Area: Middlesex County, Massachusetts

Survey Area Data: Version 21, Sep 2, 2021



**COMMERCIAL USE CONCEPT**



SECTION 3.0 USE REGULATIONS

**3-1 PRINCIPAL USES.** Except as provided by law or in this By-law in each district, no building or structure shall be constructed, used or occupied, nor shall land be used or occupied, except for the purposes permitted as set forth in the accompanying Table of Use Regulations.  
[Amended 11-16-2009 STM, Art. 14; 5-5-2010 ATM, Art. 23; 5-5-2010 ATM, Art. 24; 5-5-2010 ATM, Art. 25; 11-29-2010 STM, Art. 15; 11-19-2013 STM, Art. 16; 11-19-2013 STM, Art. 17; 11-19-2013 STM, Art. 18; 5-7-2014 ATM, Art. 25; 5-6-2015 ATM, Art. 19; 5-6-2015 ATM, Art. 20; 5-2-2018 ATM, Art. 20]

- 3-1.1 By Right.** A use listed in the Table of Use Regulations is permitted as of right in any district under which it is denoted by the letter "Y" subject to such restrictions as may be specified elsewhere in this Bylaw.
- 3-1.2 Special Permit: Board of Appeals.** A use designated in the Table by the letters "BA" may be permitted as a special permit only if the Board of Appeals so determines and grants a special permit therefor as provided in Section 9.4 of this Bylaw subject to such restrictions as are set forth elsewhere in this Bylaw, and such restrictions as said Board may establish.
- 3-1.3 Special Permit: Planning Board.** A use designated in the Table by the letters "PB" may be permitted as a special permit only if the Planning Board so determines and grants a special permit therefor as provided in Section 9.4 of this Bylaw subject to such restrictions as are set forth elsewhere in this Bylaw, and such restrictions as said Board may establish.
- 3-1.4 Special Permit: Board of Selectmen.** A use designated in the Table by the letters "SB" may be permitted as a special permit only if the Board of Selectmen so determines, and grants a special permit therefor as provided in Section 9.4 of this Bylaw subject to such restrictions as are set forth elsewhere in this Bylaw, and such restrictions as said Board may establish.

TABLE OF PRINCIPAL USE REGULATIONS

By using record360 you agree to be legally bound by the Terms of Use. You may opt out of using record360.

**TABLE OF PRINCIPAL USE REGULATIONS**



**PRINCIPAL USES**

**D. COMMERCIAL USES**

	RA	RB	RM	CH	CD	CV	CN
Nonexempt educational use	BA	BA	BA	BA	BA	BA	N
Animal clinic or hospital; kennel	BA	BA	BA	Y	Y	Y	BA
Private nonprofit club or lodge	N	N	N	N	N	N	BA
Funeral home	N	N	N	N	N	N	BA
Motel or hotel	N	N	N	Y	Y	Y	N
Bed and breakfast	N	N	N	Y	Y	Y	BA
Retail establishment not more specifically defined	N	N	N	Y	Y	Y	BA*
Convenience store	N	N	N	Y	Y	Y	N
Open air vending	N	N	N	Y	Y	Y	N
General service establishment	N	N	N	Y	N	BA	BA
Personal service establishment	N	N	N	Y	N	Y	BA
Restaurant	N	N	N	Y	Y	Y	N
Restaurant, fast-food	N	N	N	BA**	BA**	BA**	N
Business or professional office	N	N	N	Y	Y	Y	Y*
Medical or dental office or clinic	N	N	N	Y	Y	Y	BA
Medical marijuana dispensary	N	N	N	PB	N	N	N
Bank; financial agency	N	N	N	Y	Y	Y	BA
Catering service	N	N	N	Y	Y	Y	N
Indoor commercial recreation	N	N	N	Y	Y	Y	N
Outdoor commercial recreation	N	N	N	BA	BA	BA	N
Golf course	BA	BA	BA	N	N	N	N
Campground, nonprofit or supervised camping	N	N	N	N	N	N	N
Boat rental	BA	BA	BA	N	N	N	N
Adult entertainment use	N	N	N	BA	BA	BA	BA
Wireless communication facility	PB	PB	PB	PB	PB	PB	PB
Tattoo parlor/body piercing studio	N	N	N	BA	N	BA	BA
Copy shop	N	N	N	Y	Y	Y	BA
Print shop	N	N	N	N	N	N	N

\* UNDER 2,000 SQ. FT. GROSS FLOOR AREA

\*\* NO ACCESS VIA POND STREET

**NEARBY RELIEF**

SUBDIVISION PLAN OF LAND IN ASHLAND

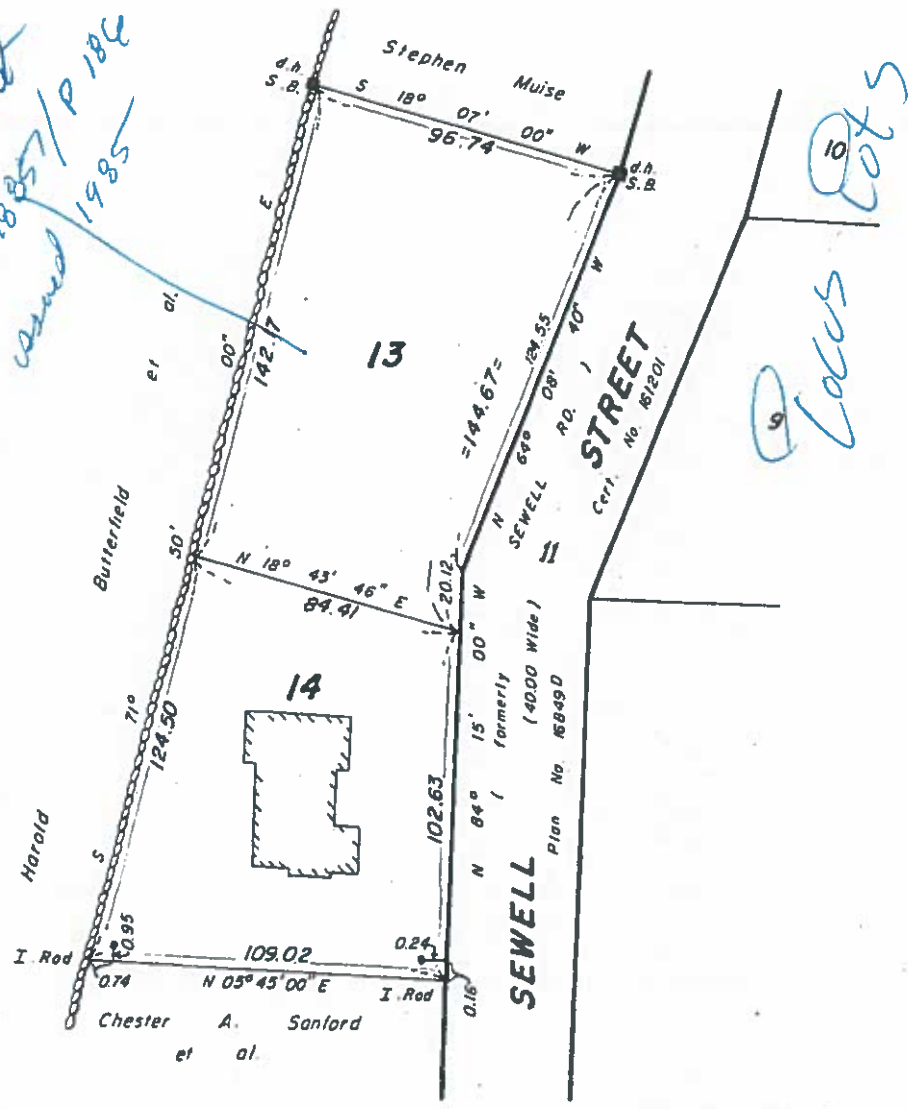
MacCarthy & Sullivan Engineering, Inc., Surveyors

February 8, 1988

16849 E



*Variance Lot  
See bk 18857/P 186  
variance 1985*



*10  
9  
Lots*

Middlesex South Registry District  
OCT 1 1990

RECEIVED FOR REGISTRATION  
2 O'CLOCK 10 M P M  
PL # 10.00

Subdivision of Lot 8  
Shown on Plan 16849C  
Filed with Cert. of Title No. 62651  
South Registry District of Middlesex County

Separate certificates of title may be issued for land  
shown hereon as Lots 13 and 14  
By the Court.

*Debra Crowley*  
Recorder

Feb 10, 1988

Copy of part of plan  
filed in  
LAND REGISTRATION OFFICE  
Feb 10, 1988  
Scale of this plan 40 feet to an inch  
Louis A. Moore, Engineer for Court

PROPERTY SEARCH ▼ CONTACT US



- Profile
- Sales
- Owner History
- Land
- Residential**
- Commercial
- OBY-Detached Structure
- Entrances
- Permits
- Values
- Map
- Sketch
- Photos
- Pictometry

PARID: 0140220003100000      MUNICIPALITY: ASHLAND      LUC: 101  
 KANE MICHAEL G      24 SEWELL ST      PARCEL YEAR: 2023

8 of 12  
 Return to Search Results

Residential Card Summary

Card/Building: 1  
 Stories: 1  
 Condition: 5 - AVERAGE  
 Grade: C - AVERAGE  
 CDU: AV - AVERAGE  
 Exterior Wall: AV - ALUMNM-VINYL  
 Style: RN - RANCH  
 Year Built: 1955  
 Effective Year: 1975  
 Square Feet of Living Area: 810  
 Total Rooms: 6  
 Bedrooms: 2  
 Full Baths: 1  
 Half Baths: 0  
 Additional Fixtures: 0  
 Roofing Material: AS - ASPHALT-SHNG  
 Heating: B - FORCED AIR  
 Fuel Type: O - OIL  
 Dwelling Value: \$123,100

*wrong 1985  
 var owned  
 by 19857/135*

- Actions
- Printable Summary
  - Printable Version

Reports

- CSV Export
- Mailing List
- Res PRC
- COM PRC

Go

Sections

Card #	Addition #	Lower	First	Second	Third	Area	RCNLD
1	0					792	0
1	1		FM			18	800
1	2		W			340	2900

Disclaimer

The municipalities make no representations or warranties as to the suitability of this information for your particular purpose, and that to the extent you use or implement this information in your own setting, you do so at your own risk.

The information provided herewith is solely for your own use and cannot be sold.

In no event will the Commonwealth of Massachusetts be liable for any damages whatsoever, whether direct, consequential, incidental, special, or claim for attorney fees, arising out of the use of or inability to use the information provided herewith.

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*Lot Across St  
 of VAR*

B | 8 8 5 7 P | 8 5



Office of  
**TOWN CLERK**  
Ashland, Massachusetts

*7/8*

NSD 02/05/88 02:37:00 516 10.00

-19-

ZONING

APPEAL CERTIFICATIONS

If no appeal is filed the following statement should be added by the clerk to either certificate 20 days after issuance:

*#85-79  
24 Sewell st*

*Sept 6, 1985*  
(Date of Certification)

*Barbieri - Almalfi*

I hereby certify that 20 days have elapsed from the date this certificate was issued and that no appeal has been filed in this Office.

A True Copy, Attest:

*[Signature]*  
Town Clerk

SEAL

*68-4*

*567*

COMMONWEALTH OF MASSACHUSETTS  
ASHLAND ZONING BOARD OF APPEALS

No. 85-29

- Record Owner

The Petitioner Richard Barbieri has petitioned the Zoning Board of Appeals for a variance to allow the placement of a single family dwelling house on a lot which does not meet the minimum area or the minimum frontage requirements and is not on an accepted public way. The locus of said lot is shown on the Assessor's Atlas as Sheet 14, Block B, Lot 71, Registry of Deeds' Book 6824, page 517 and is known as 24 Sewell street. This lot is located in a Residential A zoning district.

Due notice of the July 2, 1985 public hearing on this Petition was given, by the Board's secretary, by certified mail, to all persons shown on the latest tax list of the Town of Ashland, deemed to be affected by the Petition. Notice was also given June 14 and 17 by publication in the Middlesex News, a newspaper circulated in the Town of Ashland. Notice was also given to the Planning Board.

For the reasons stated hereinafter, the Zoning Board of Appeals grants the Petition for the issuance of a variance with conditions. Based upon the documentary evidence and testimony presented at the hearing on July 2, 1985, the Board finds that:

The shape of the lot is the reason for the need for a variance. The shape and size of the lot have not changed in thirty (30) years. The majority of the lots in the area are larger in size.

There will be a substantial hardship inflicted upon the Petitioner if the variance is not issued. The land will be unproductive if the variance does not issue. The Petitioner cannot increase the lot size or make Sewell

A true copy of record

Attest: *Carl A. Pucci*  
Carl A. Pucci, Town Clerk  
Ashland, MA 01721

Street a public way. The property cannot be put to any use if a variance is not issued. This is a substantial hardship.

There will be no substantial detriment to the public good. The variance will allow the lot to be put to a productive use. This is an enhancement of the public good, not a detriment. The issuance of the variance will promote the public good by generating taxes and providing dwelling for the citizens of the community.

There will be no substantial derogation of the intent or purposes of the Zoning By-Laws. The district is zoned residential and the lot will be put to residential use. The use will be consistent with the purposes of the Zoning By-Laws, to promote sound orderly development.

For the reasons stated above, the Petition is granted, specifically conditioned on the fact that the Petitioner will have to pay the price for bringing in water.

RECORD OF VOTE

I vote to grant the above-requested Petition.

Filed with the Town Clerk

Zoning Board of Appeals

*E. Elizabeth Strand*  
Asst. Town Clerk

*Neil M. F. F. F.*

*Stewart J. Leach*  
*Charles B. B.*

A true copy of record  
Attest: *Carl A. Pucci*  
Carl A. Pucci, Town Clerk  
Ashland, MA 01721

RECEIVED  
AUG 16 1985  
TOWN CLERK'S OFFICE  
ASHLAND

*Aug. 16, 1985*  
Date

STATE TAX FORM 280

CERTIFICATE OF MUNICIPAL LIENS GENERAL LAWS, CHAPTER 60, SECTION 23 AS AMENDED

THE COMMONWEALTH OF MASSACHUSETTS

ASHLAND NAME OF CITY OR TOWN

OFFICE OF THE COLLECTOR OF TAXES

211

4.00 Hargraves, Karb, Wilcox & Galvani P.O. Box 551, 24 Union Ave. Framingham, MA 01701

No 27 December 8 19 87

It is hereby certified from available information that hereinafter listed are all taxes and assessments, water rates and charges, which on the above date constitute liens on the parcel of real estate specified in your application dated ... December 2 ... 19 87 ... THE AMOUNTS NOW PAYABLE ON ACCOUNT OF SUCH REAL ESTATE SO FAR AS THEY ARE FIXED AND ASCERTAINED ARE ITEMIZED BELOW. ANY AMOUNT NOT ASCERTAINABLE IS SO STATED.

MSL 02/04/88 12:01:47

DESCRIPTION OF REAL ESTATE

Description should be sufficiently accurate to identify the premises. In the case of registered land, certificate of title number must be given.

#3849... Structure 8600... 14700SF 42000... Total Assessment 50600... Map 14B... Par. 71... Bk 6824... Pg 517... Total Tax 616.31

NAME OF PERSON ASSESSED Pietro Rotelli LOCATION OF PROPERTY 24 Sewell St. End, Ashland

Table with 4 columns: TAX, 1986 PAID, 1987 PAID, 1988. Rows include Interest, Charges and Fees, TAX TITLE, ASSESSMENT, Moth, Street Sprinkling or Diang, Sewer, Sewer Charges, Sidewalk, Street Betterment, Other Liens, Committed Interest, WATER LIEN, DISTRICT TAX, TOTAL.

Apportioned betterment assessments not yet due: \$... INTEREST FROM OCTOBER 1 TO BE ADDED

I have no knowledge of any other lien outstanding.

Improvements have been voted, with regard to which there will probably be liens as follows:

Unpaid water rates and charges to: DATE 19... \$ PLEASE CHECK WITH WATER DEPARTMENT FOR ANY FINAL CHARGES.

Collector of Taxes for ASHLAND NAME OF CITY OR TOWN

Book 6735, Page 23, relative to the value of certain parcels of land taken by said town for non-payment of taxes and to the validity of the tax titles held thereon; and was offered for sale at public auction on December 28, 1944, in accordance with a notice of sale posted on December 12, 1944, on the Ashland Town Hall. (A) No bid was made at the time and place appointed for the sale or at any adjournment thereof and the said town therefore became the purchaser at an adjournment of said sale on Dec. 29, 1944. EXECUTED as a sealed instrument this twenty-ninth day of December, 1944. Ida M. Potts, Treasurer of the Town of Ashland, THE COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. December 29, 1944 Then personally appeared the above-named Ida M. Potts and acknowledged the foregoing instrument to be her free act and deed as Treasurer as aforesaid, before me, Laurence F. Davis Justice of the Peace My commission expires April 6, 1945 - - - Middlesex ss. Dec. 29, 1944. 12h. 30m. P.M. Rec'd & Recorded.

One word over erasure.

THE COMMONWEALTH OF MASSACHUSETTS  
Town of Ashland  
OFFICE OF THE TREASURER

I, Ida M. Potts, Treasurer of the Town of Ashland, pursuant to the provisions of General Laws, Chapter 60, Section 79, in consideration of seventy  $\frac{00}{100}$  dollars to me paid, hereby grant to Pietro Rotelli of 13 Pond Street, in said Ashland, the parcel of land described in the instrument of taking or tax collector's deed to which reference is made in the following schedule: - - - - -

Name of Person Assessed in the Year of the Tax for which the Land was Taken or Sold	Instrument of Taking or Tax Title Deed Recorded Book Page	Names of Interested Persons served by Registered Mail with Notice of Sale under Chapter 60, Section 80 A
Mary Muise Off Pond St. Location of Parcel	6535 203	George S. Muise, Mary I. Kelley, Mary D. Slinney, Bernard E. Muise.

The land hereby granted was included in an affidavit made by Henry F. Long, Commissioner of Corporations and Taxation, recorded on December 30, 1943 in the Middlesex So. Dist. Registry of Deeds, Book 6735, Page 23, relative to the value of certain parcels of land taken by said town for non-payment of taxes and to the validity of the tax titles held thereon; was offered for sale at public auction on December 28, 1944 in accordance with a notice of sale posted on December 12, 1944 on the Ashland Town Hall; and was sold to the above-named grantee at an adjournment of said sale on December 29, 1944, he being the highest bidder whose bid was not rejected as inadequate. This deed is given with the covenant that the aforesaid

BOOK 17601 P 187

TOWN OF ASHLAND to ROTELLI

BOOK 18857 P 185

BOOK 18854 P 537, 535

sale was in all particulars conducted according to law. EXECUTED as a sealed instrument this twenty-ninth day of December, 1944 Ida M. Potts Treasurer of the Town of Ashland , THE COMMONWEALTH OF MASSACHUSETTS Middlesex ss. December 29, 1944 Then personally appeared the above-named Ida M. Potts and acknowledged the foregoing instrument to be her free act and deed as Treasurer as aforesaid, before me, Laurence F. Davis Justice of the Peace My commission expires April 6, 1945 - - - - - Middlesex ss. Dec. 29, 1944. 12h. 30m. P.M. Rec'd & Recorded.

LOUGHMAN  
et ux  
to  
MacFARLAND

\* \* \* \* \*  
\* U.S. \*  
\* Rev. \*  
\* Stamps \*  
\* \$9.90 \*  
\* G.E.L. \*  
\* 12/29/44 \*  
\* \* \* \* \*

George E. Loughman and Margaret V. Loughman, husband and wife, as tenants by the entirety, both of Brookline Norfolk County, Massachusetts, for consideration paid, grant to Charles J. MacFarland, of Belmont, Middlesex County, Massachusetts, with QUITCLAIM COVENANTS A certain parcel of land with the buildings thereon situated in BELMONT, Middlesex County, Massachusetts, being shown as Lot 24 on Plan of Samuel Barnard Estate, Belmont, Mass., by Harold W. Horne, C.E., dated December 1923, and recorded with Middlesex South District Deeds at the end of said Deeds Record Book 4720, being bounded and described as follows: Westerly by Harding Avenue fifty three (53) feet; Southerly by lot 25 on said plan ninety three and 52/100 (93.52) feet; Easterly by land of owners unknown fifty (50) feet; Northerly by lot 23 on said plan ninety eight and 95/100(98.95) feet. Containing 4938 square feet of land. Said premises are hereby conveyed subject to restrictions of record if any exist, insofar as the same are now in force and applicable. Being the same premises conveyed to us by deed dated March 23, 1944 from Anne Morley, recorded with Middlesex South District Deeds Book 6751, Page 542. WITNESS our hands and seals this 28th day of December 1944. Margaret V. Loughman (seal) George E. Loughman (seal) THE COMMONWEALTH OF MASSACHUSETTS Norfolk, ss ss. December. 28 1944. Then personally appeared the above named George E.Loughman and Margaret V. Loughman and acknowledged the foregoing instrument to be their free act and deed, before me P. Gerald Ryan Notary Public. My commission expires October 26 1945 - - - - - Middlesex ss. Dec. 29, 1944. 12h. 34m. P.M. Rec'd & Recorded.

MacFARLAND  
to  
WINCHENDON  
SAVS. BK.

I, Charles J. MacFarland of Belmont, Middlesex County, Massachusetts for consideration paid, grant to Winchendon Savings Bank, a corporation organized under the laws of the Commonwealth of Massachusetts, and having its usual place of business in Winchendon, in the County of Worcester with MORTGAGE COVENANTS, to secure the payment of Six thousand

THE COMMONWEALTH OF MASSACHUSETTS

ASHLAND  
CITY OR TOWN

MAR 27 1980

LAND COURT  
APPROVED FOR REGISTRATION: BOARD OF APPEALS  
- only, in 116377

JANUARY 14, 1980

By Hub P. Kelly NOTICE OF VARIANCE  
Enter Title ~~Number~~

Conditional or Limited Variance or Special Permit  
(General Laws Chapter 40A, Section 1B as amended)

Notice is hereby given that a Conditional or Limited Variance or Special Permit has been granted

To Horn Service Broadcasting Corp.  
Owner or Petitioner

Address c/o Sheridan Garrison & Lander, 160 Cochituate Rd.

City or Town Framingham

Map No. 14-B-78  
Identify Land Affected

by the Town of Ashland Board of Appeals affecting the  
rights of the owner with respect to the use of premises on

Sewall Street

Ashland  
City or Town

*See Doc.*

the record title standing in the name of  
Charles A. Horns, Trustee, of Middlesex Realty Trust

whose address is Ashland

by a deed duly recorded in the So. Middlesex County Registry of Deeds in Book

712 Page 27 Registry District of the Land Court

Certificate No. 116377 Book 712 Page 27

The decision of said Board is on file with the papers in Decision or Case No. 79-20

in the office of the Town Clerk Anthony Cudia, Town Offices

Certified this 14th day of January, 1980

Board of Appeals:

James J. Bull Chairman  
Board of Appeals

William J. Kelly Clerk  
Board of Appeals

Received and entered with the Register of Deeds in the County of \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

ATTEST

Register of Deeds

Notice to be recorded by Land Owner.

596287

Towers

1-7

596287

THE COMMONWEALTH OF MASSACHUSETTS  
TOWN OF ASHLAND  
HOME SERVICE BROADCASTING CORP.  
STATEMENT OF FACTS

The Zoning Board of Appeals of the Town of Ashland conducted a public hearing on the petition of Home Service Broadcasting Corp. in the Little Theater, Ashland High School, Ashland, Massachusetts on December 10, 1979.

On application filed with the Zoning Board of Appeals dated October 30, 1979 received November 2, 1979 the petitioner seeks a variance under Sections 2410-2430, 2650 and 3430 to 3437 of the Zoning By Laws to allow five 5 foot by 5 foot buildings with 540 foot by 36 inch antenna on each building. Buildings and antennas to be used to broadcast radio signals.

Due notice of the hearing was given by the Board's secretary by certified mail to all persons shown on the latest tax list of the Town of Ashland deemed to be affected by the petition. Notice was also given by publication in the Middlesex News, a paper circulated in said Ashland, Massachusetts. Statutory notice was also given to the Planning Board, as required. Return receipts and a copy of the legal notice appearing in said newspaper on November 23, 1979 and November 26, 1979 are attached to the original decision in the files of the Zoning Board of Appeals.

The Board finds the following facts from the minutes of the hearing and the formal petition, which are incorporated herein by reference.

The petitioner is under agreement to purchase the premises located at Sewell Street in Ashland, said premises being shown on Assessor's Atlas as Sheet 14, Section B, Parcel 78, presently owned by Middlesex Realty Trust. A Notice of Intent, as required by the Wetlands Protection Act, Massachusetts General Laws Chapter 131, Section 40, was submitted to the Ashland Conservation Commission on September 12, 1979.

The Petitioner was represented by Attorney John Garrahan of Framingham, who told the Board that the purpose of this petition was for a variance to allow the Petitioner to construct the transmitter facilities for station WCTR. The Board received a copy of Assessor's Atlas Sheet 14 showing the premises in question as Parcel 78 in Section B. The Board also received a copy of a MacCarthy and Sullivan plan dated November 29, 1979 showing the parcel in question, the proposed transmitter towers and buildings, and some neighboring lots. The Board also received a "Height Comparison Plan", dated November 29, 1979, contrasting a typical T.V. tower in the area with the lower proposed tower. Both of these plans were marked as exhibits and are incorporated into this decision by reference. It should be noted

that the Petitioner has met all of the requirements of FCC Regulations for changing the location of its transmitter facilities.

Several abutters and neighbors were in attendance at the hearing, some of whom expressed concern about the environmental impact of this project, and others expressed approval of the proposal.

The site proposed for the WCIR antennas is on 40 acres of land at the end of Sewell Street off State Route 126 in the easternmost part of Ashland. Though mostly wooded, with elevations ranging from 159 to 190 feet above sea level, 26 acres are located in wetlands area, with more than 10 of these acres being swampland, and covered with spongy, swampy growth. The area north and east of the 160 contour line, designated by the dark blue color on the plan, is in the wetlands zone, is also located entirely in the flood plain zone, and is completely under water. The soil there is composed of supersaturated peat and sand. The 10-plus acres designated by the light blue color on the plan has evidence of a water table within one to two feet of the ground's surface, discovered when several test holes were driven along the path of the proposed transmitter facilities.

The remaining 14 acres, designated in white on the plan, part of which is zoned residentially, and part of which is zoned industrially, is comprised of a very ledgey hill area, and a high-level swamp. The ledge runs along the 180th to 188th contour, near the zone boundary. Since the soil is sandy, extensive loam fill would be required throughout the 40 acre parcel in order to develop it for the industrial and residential purposes for which it is zoned.

The site is primarily rural, zoned commercially, with residential, commercial and industrial activity adjacent to the proposed site. Residential housing lines Sewell Street with a row of "Quonset Huts" abutting the land to the west. There is a pine, woody buffer 600 feet deep from the zone line to the nearest house, and 800 feet deep to the base of the nearest proposed tower. To the north is an unfinished industrial park, to the east is completely rural, being a swamp, and to the south is rural land with limited residential development. There is a pine, woody buffer of 750 feet from the proposed site of the nearest tower to the nearest house. The site is of low enough elevation and sufficiently wooded such that the antennas will not be visible except in the immediate area.

#### DECISION

The Board of Appeals has viewed the property in a body and finds that the variance should be granted. There are certain circumstances relating to soil conditions, shape or topography of the land, which render this property unique, but do not generally affect the zoning district. The fact that 16 acres are located in the flood plain zone, and 26 acres lie in the wetlands area, combined with the fact that the water table throughout the 40 acres is unusually high, creates a hardship that runs with the land as well as to the Petitioner, who is now in the status of being under contract to purchase. A number of development problems exist, in par-

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3-1

596287

3-  
ticular, the extraordinary cost of filling this area with the amount of loam which would be required to construct industrial buildings and roads. Just the fill alone would cost well over One Million Dollars to prepare the site. In addition, the existence of 25% of this land in the flood plain zone creates a topographical condition which is peculiar to this property, but does not generally affect the zoning district. Thus, the Board finds that because of the unique conditions set out above, it would be a substantial hardship, financial or otherwise, to insist that the property be used only for the purpose for which it is zoned, namely, active industrial and/or residential use.

The granting of a variance will result in no substantial detriment to the public good. The buildings and structures which the petitioner seeks to create by this variance would be less objectionable than other buildings or activities which are an allowable use in this zoning district. Of all the permissible industrial uses, the unattended radio transmitter facility is at the top of a list of "quiet, passive industry" in regard to the neighboring residences. The proposed transmitter will emit no noise, smoke, or other nuisance to the abutting residential land. Since the adjacent industrial park is only 5% occupied, this use of the land would not exhaust the amount of industrial property remaining in Ashland.

Finally, the allowance of this variance to use the land for passive industrial purposes in no way nullifies or substantially derogates from the intent and purpose of the Zoning By Law. First of all, it is for a proposed industrial use in an industrial zone. Secondly, because it is a passive use, there will be no detrimental impact on any wildlife refuges, birds and their migratory routes, on special or historic lands, or on any recreational areas. Further, there will be no adverse environmental or aesthetic impact on the surrounding community, for in addition to the use being passive, the lay-out of the site also includes green buffer zones. Since the industrial use is among the highest grade use possible on such land with respect to adjoining residential parcels, the project will have no adverse effect on neighboring property values. Finally, there will be no effect on water courses or watersheds.

Thus the Board finds that the land is unique to the Zoning District, that a hardship exists which runs with the land and to the Petitioner, that the proposed use of this land for quiet and passive industry is a good, safe one; and that therefore, the allowance of this variance will not be detrimental to the public good, and does not nullify or substantially derogate from the intent and purpose of the Zoning By Law.

Accordingly, by unanimous vote, the Board of Appeals grants the above requested variance.

1-1

596287

RECORD OF VOTES:

I vote to grant the above requested variance.

\_\_\_\_\_  
Paul R. Suhl

\_\_\_\_\_  
James Buckley

\_\_\_\_\_  
Romeo Cerutti

FILED WITH THE TOWN CLERK ON

July 15, 1950

Anthony J. Cerutti  
Town Clerk

Note: There is a statutory appeal period for this decision as set forth in Chapter 40A of the General Laws.

A true copy attest:

*Anthony J. Cerutti*  
Town Clerk



596287

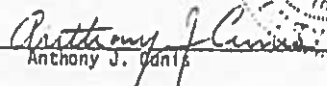
TO: LAND COURT  
Old Court House  
Boston, Massachusetts 02108

FROM: Anthony J. Cunis  
Town Clerk of Ashland

RE: PETITION OF HOME SERVICE BROADCASTING CORP.  
(WGTR)

This is to inform the Honorable Land Court that 21 days have passed since the enclosed decision was filed with the Ashland Town Clerk's office on January 15, 1980; that no petition in opposition to the grant of this variance has been received by the Ashland Town Clerk from any interested person; and therefore, the requirements of Massachusetts General Laws, Chapter 40A, Section 17 have been satisfied.

Certified on this 26<sup>th</sup> day of February, 1980.  
Signed in my capacity as Ashland Town Clerk.

  
Anthony J. Cunis



6-7

596287

RECEIVED NO 596287

7-7

*Susan B. Hulme 879-5770*  
*Shirley Graham Linder*  
*Tr. Ins. Co.*

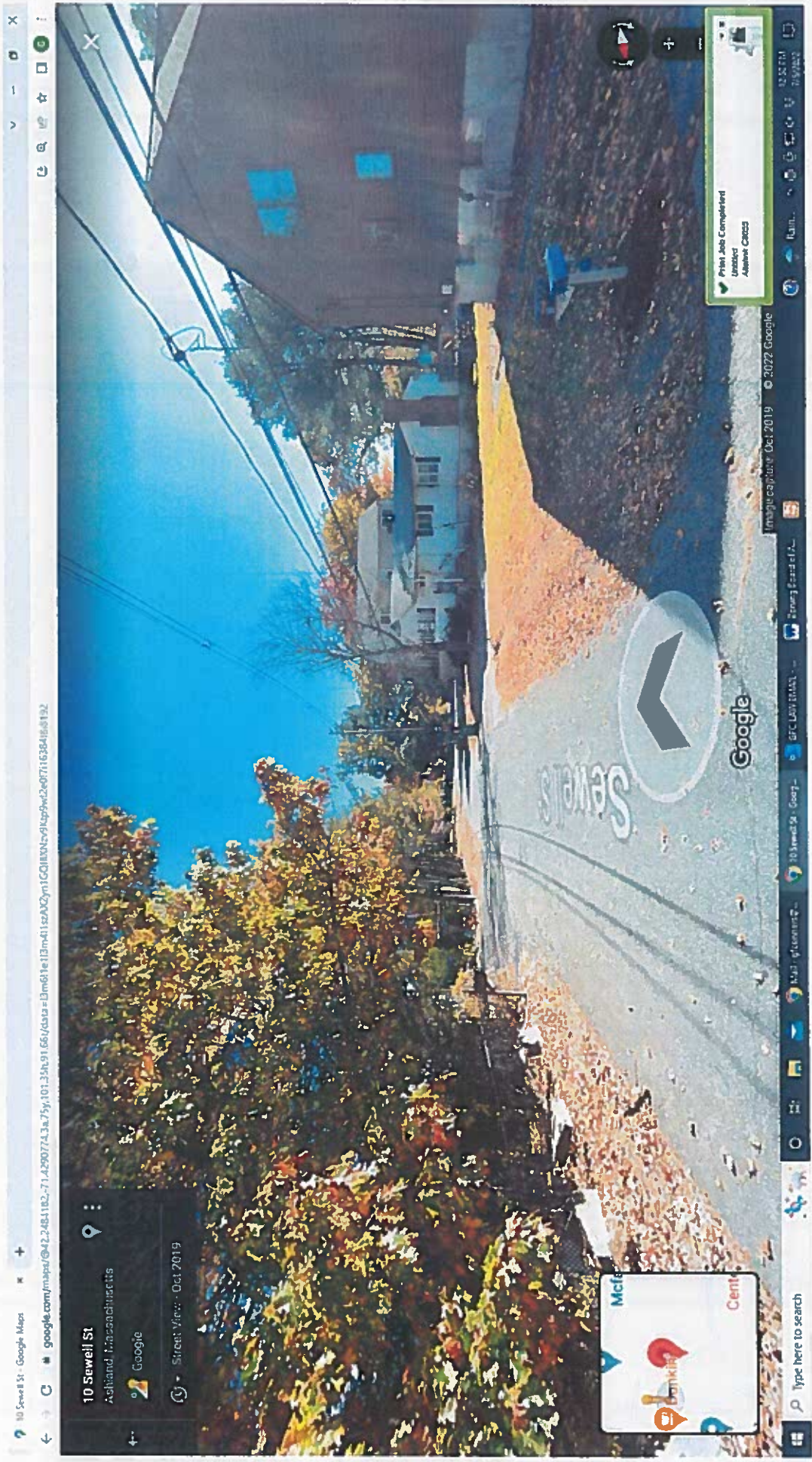
SO. MIDDLESEX LAND COURT	
REGISTRY DISTRICT	
RECEIVED FOR REGISTRATION:	
AT	<i>12th St n R</i>
	<i>W</i>
APR - 3 1989	
NOTED ON CERT. NO.	<i>116377</i>
REG. EX. <i>Z</i>	<i>712</i>
	PAGE <i>27</i>
CLERK	<i>JOHN F. ZAPARULLI</i> ASSISTANT REGISTRAR

*Pl. Pos.*

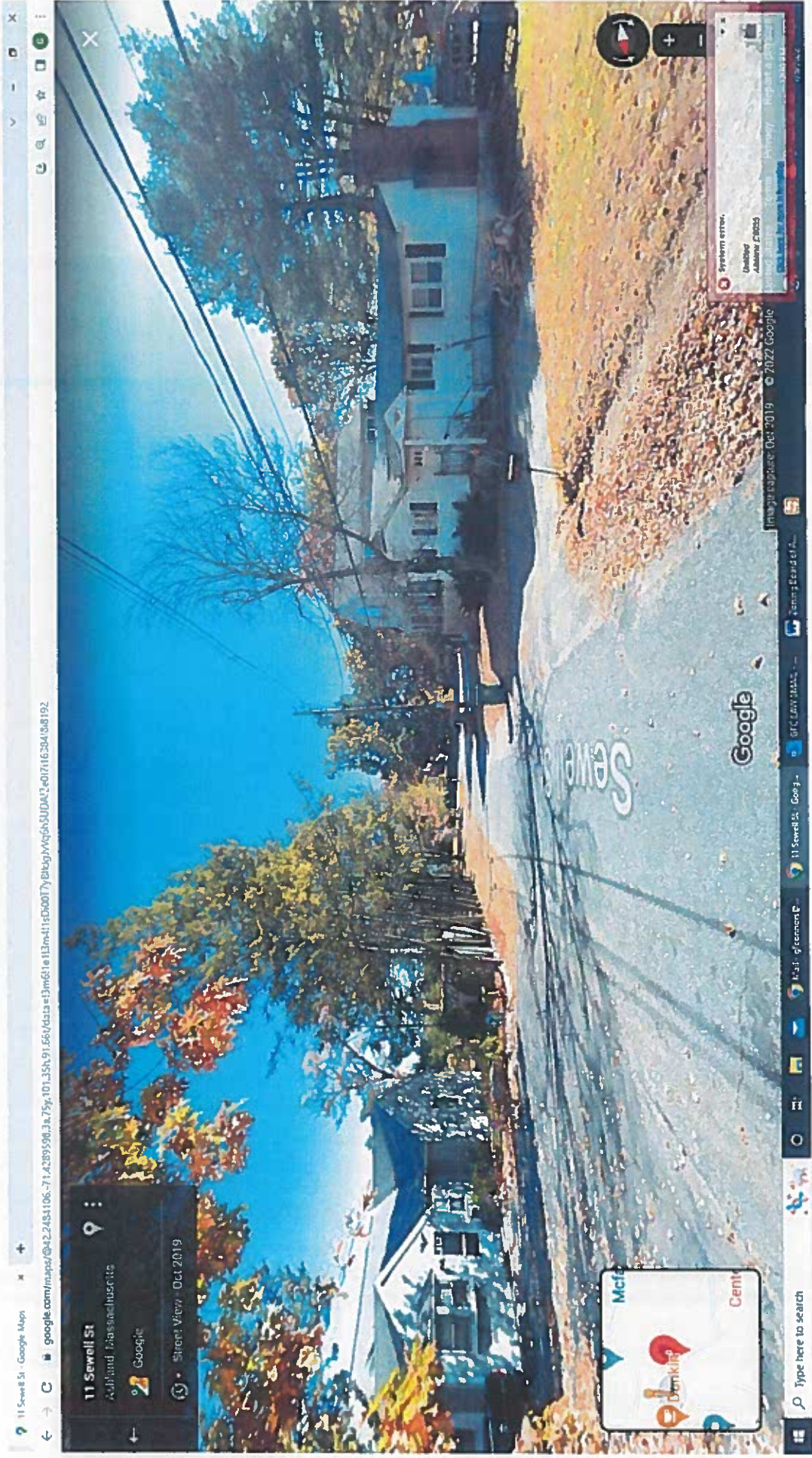
*CHARLES A. HANE, JR.*  
*MIDDLESEX COUNTY TR. CL.*  
*ASHLAND, MASS*

**SEWELL STREET PHOTOS**



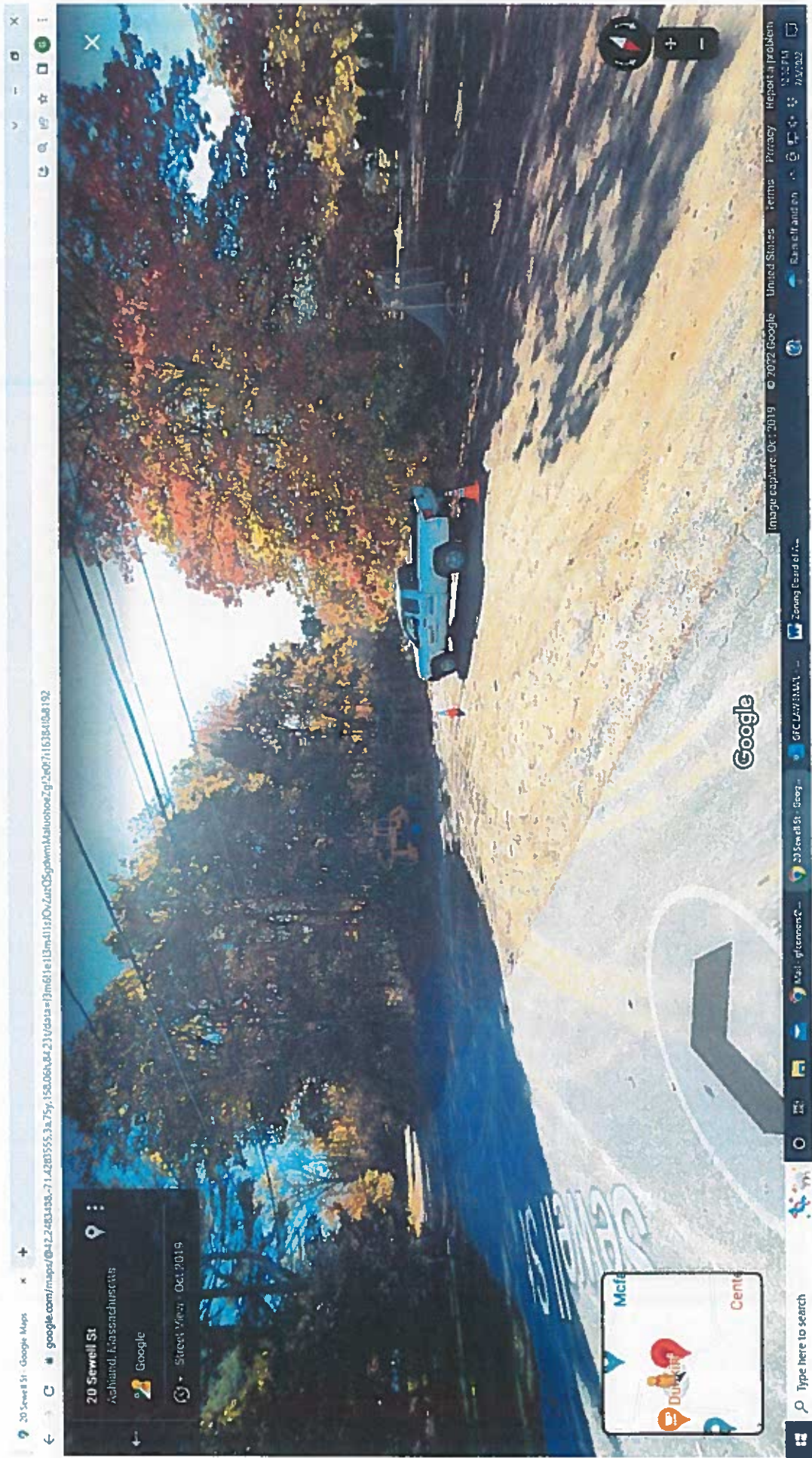


*Sewell St Residential*



Sewell St Les Autour





locus cmd 1st lot view



End Sewell St to D.W. Towers

## HOUSE PLANS









# ZBA PETITION PLAN

THE TIES TO THE LOT LINES SHOWN HEREON ARE NOT TO BE USED IN THE SETTING OF FENCES, HEDGES, ETC.  
 LOT 9A SHOWN HEREON WILL REQUIRE A VARIANCE FROM THE TOWN OF ASHLAND ZONING BOARD OF APPEALS.  
 THE LOT SHOWN AND THE PROPOSED BUILDINGS THEREON ARE NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF ASHLAND, MAP No. 25017C0631F, DATED JULY 7, 2014.

ZONED: VILLAGE COMMERCE CV  
 ZONED: POND STREET MIXED USE OVERLAY  
 AREA = 15,000 sf  
 FRONTAGE = 100 feet  
 SETBACKS: FRONT = 20 feet  
 SIDE = 10 feet  
 REAR = 20 feet



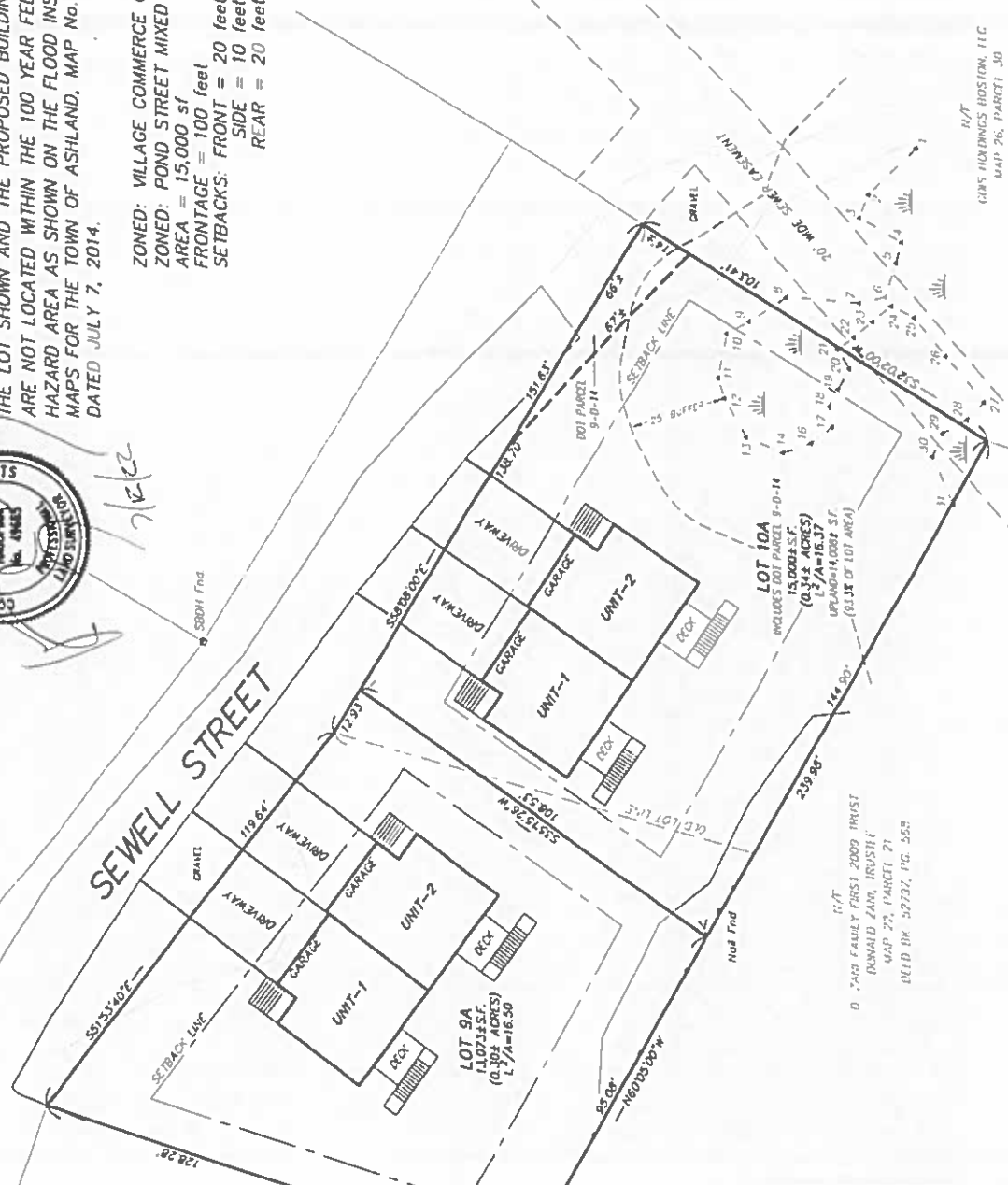
SEWELL STREET

HARVARD STREET

PREPARED FOR:  
 RIMARK, LLC  
 2 CHESTNUT STREET  
 WAYLAND, MA 01778

DATE: JULY 12, 2022 SCALE: 1"=30'

ZBA PETITION PLAN  
 9A, 10A SEWELL STREET  
 ASHLAND, MA  
 CONNORSTONE ENGINEERING  
 CONSULTING CIVIL ENGINEERS  
 AND LAND SURVEYORS  
 10 SOUTHWEST CUTOFF, SUITE 7  
 NORTHBOROUGH, MASSACHUSETTS 01532



N/T  
 GPS SURVEYING, HOSIOWA, ILL  
 MAP 26, PARCEL 50  
 I.C. BK. 137B, PG. 34

D. AND EABLY FIRST 2009 TRUST  
 DONALD ZARR, TRUSTEE  
 MAP 27, PARCEL 21  
 DEED BK. 5723, PG. 569

N/T  
 KRISHN CHODSEY  
 MAP 22, PARCEL 24  
 DEED BK. 59025, PG. 313

L.C. PLAN 16849C

**NOTICE OF INTENT –  
SITE PLAN**

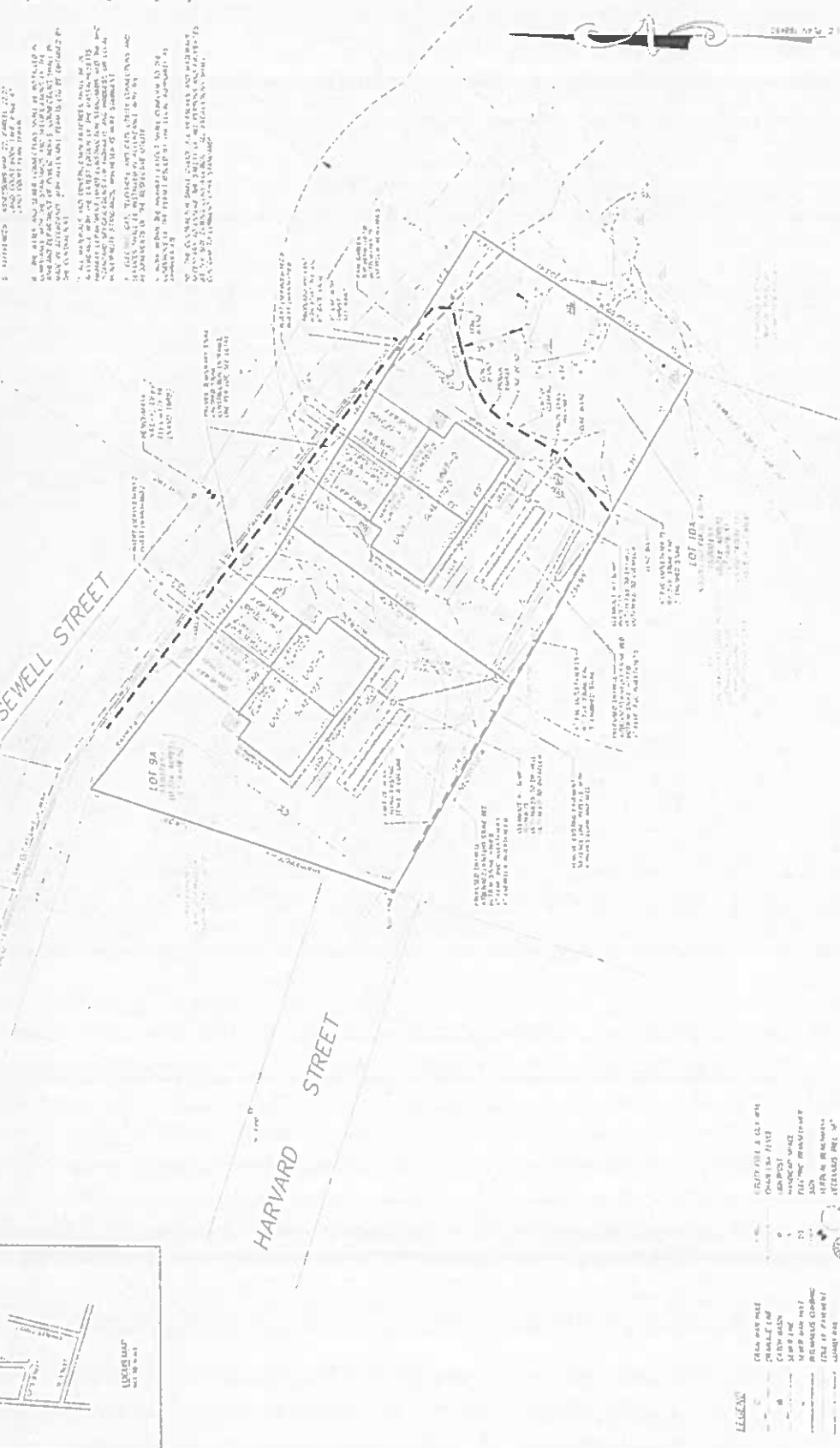
**CENTIMETERS**

1. EXISTING CONSTRUCTION LINES, EXCEPT WHERE SHOWN OTHERWISE, ARE TO BE CONSIDERED AS APPROXIMATE.
2. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.

THESE PLANS AND SPECIFICATIONS SHALL BE KEPT ON FILE AT THE OFFICE OF THE ENGINEER AND SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

NOTICE OF INTENT TO CONVEY TO THE PUBLIC THE INFORMATION CONTAINED IN THESE PLANS AND SPECIFICATIONS. THE INFORMATION CONTAINED IN THESE PLANS AND SPECIFICATIONS IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED IN THESE PLANS AND SPECIFICATIONS IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION CONTAINED IN THESE PLANS AND SPECIFICATIONS IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.

THESE PLANS AND SPECIFICATIONS SHALL BE KEPT ON FILE AT THE OFFICE OF THE ENGINEER AND SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



SCALE 1" = 20'



NOTICE OF INTENT TO CONVEY TO THE PUBLIC THE INFORMATION CONTAINED IN THESE PLANS AND SPECIFICATIONS. THE INFORMATION CONTAINED IN THESE PLANS AND SPECIFICATIONS IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED IN THESE PLANS AND SPECIFICATIONS IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION CONTAINED IN THESE PLANS AND SPECIFICATIONS IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.

OWNER: EDWARDS LLC  
 100 HARVARD STREET  
 BOSTON, MA 02114  
 ENGINEER: CONNORSTONE ENGINEERING INC.  
 100 HARVARD STREET, SUITE 200  
 BOSTON, MA 02114  
 DATE: 08/12/2015

**CONNORSTONE ENGINEERING INC.**  
 100 HARVARD STREET, SUITE 200  
 BOSTON, MA 02114  
 NOTICE OF INTENT SITE PLAN

LOTS 9A & 10A SEWELL STREET  
 IN  
 ASHLAND, MA

NO.	DATE	DESCRIPTION
1	08/12/2015	ISSUED FOR PERMIT
2	08/12/2015	ISSUED FOR PERMIT
3	08/12/2015	ISSUED FOR PERMIT
4	08/12/2015	ISSUED FOR PERMIT
5	08/12/2015	ISSUED FOR PERMIT

DATE: 08/12/2015  
 SHEET 1 OF 2

- LEGEND**
- 1. PROPOSED CONSTRUCTION LINES
  - 2. EXISTING CONSTRUCTION LINES
  - 3. PROPERTY BOUNDARIES
  - 4. EASEMENTS
  - 5. UTILITY LINES
  - 6. DIMENSIONS
  - 7. BEARINGS
  - 8. CURB LINES
  - 9. DRIVEWAYS
  - 10. DRIVEWAYS
  - 11. DRIVEWAYS
  - 12. DRIVEWAYS
  - 13. DRIVEWAYS
  - 14. DRIVEWAYS
  - 15. DRIVEWAYS
  - 16. DRIVEWAYS
  - 17. DRIVEWAYS
  - 18. DRIVEWAYS
  - 19. DRIVEWAYS
  - 20. DRIVEWAYS

