



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

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

1. Property Information:

Street Address: 141 E Union St Ashland MA 01721

Zoning District: RA Overlay District: -

Assessor's Map: 15-089 Lot: 2 Deed Book: 69195 Page: 0078

Current Property Owner*: Mark & Deborah Pelletier

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: Mark & Deborah Pelletier

Address: 141 E Union St. Ashland MA 01721

Phone: 781-696-4993 Email: mpelletier16@gmail.com

Agent's Name: _____

Agent's Address: _____

Agent's Phone: _____ Agent's Email: _____

4. Additional Information:

Are all real estate taxes and other assessments to the Town current?: yes

Is the parcel on a scenic road?: NO

Is this an amendment to a previously issued Special Permit? (attach approved permit): NO

Date structure was built? (Buildings built before 1940 may need review by Historical Commission.): 1994

Is the property within 100 ft. of a wetland, within 200 ft. of a stream, or in a floodplain?: NO

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

We are seeking approval to build a ADU and additional garage bay for use by parent/in-law.

What specific zoning bylaws is this application associated with?: Section 3.0 Use Regulations/ Table G: Accessory Uses. Section 3.1.2 Special Permit: Board of Appeals. Section 10.0 Def: Accessory Family Dwelling Unit.

6. Justification for why the application should be approved:

The application should be approved because the ADU will meet the 800 square foot requirement and falls within the building setback line.

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

The current home is a residential property and will remain as such. The property next door (121-123 E Union St) is a rental property with two buildings on the lot.

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

Signatures:

Applicant/Agent:  Applicant's Name: Mark Pelletier

Email Address: mpelletier16@gmail.com Phone Number: 781-696-4993

Agent's Relationship to Applicant: _____ Firm: _____

Owner: _____ Owner's Name: _____

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