



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: 19 CEDAR HILL ROAD

Zoning District: RESIDENTIAL A MA-014 ASHLAND Overlay District: —

Assessor's Map: 8 Lot: 201 Deed Book: 8619/73323 Page: 085

Current Property Owner*: MICHAEL SULLIVAN + MAUREEN SULLIVAN (SIBLINGS)

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: MICHAEL SULLIVAN

Address: 19 CEDAR HILL ROAD

Phone: 508-881-1309 Email: JACUSTEAU@AOL.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.): 1956

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.)

Currently the rear portion of our lot consists of an unused wooded area extending to the east behind the lots of 15 Cedar Hill Rd (Clara Caya) and 11 Cedar Hill Rd (Tyler Ferraro) (see current plot plan). We want to subdivide this wooded area by extending Mrs. Caya's property lines back to the town forest, and then sell the two new parcels to Mrs. Caya and Mr. Ferraro (see proposed plot plan). We require a special permit for this because our lot is zoned as a "Residential A" lot, requiring a minimum 30,000 SF (though as an older property our lot is already non-conforming at c. 20,000 SF). The proposed land sale would reduce our lot size to c. 15,000 SF.

What specific zoning bylaws is this application associated with?: _____

Chapter 282, Section 4.1.1 Dimensional requirements. "Residential A" lots require a minimum 30,000 SF.

6. Justification for why the application should be approved:

Over the years we have been financially unable to maintain the wooded portion of our lot as it should be. Consequently it is now choked with dead trees, fallen branches, underbrush, etc. and constitutes a serious fire hazard, particularly in times of drought (see photos). Dividing the woods among three property owners will resolve the problem in two ways: (1) Mrs. Caya and landscape contractor Tyler Ferraro plan to use their new parcels to expand their back yards and maintain them accordingly, and (2) the sale will make our own remnant more manageable and give us the means to clean it up.

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

The Cedar Hill Road neighborhood consists exclusively of ¼ and ½ acre residential lots, many of which abut wooded areas. Properties along the north side of Cedar Hill Rd abut the town forest.

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

Signatures:

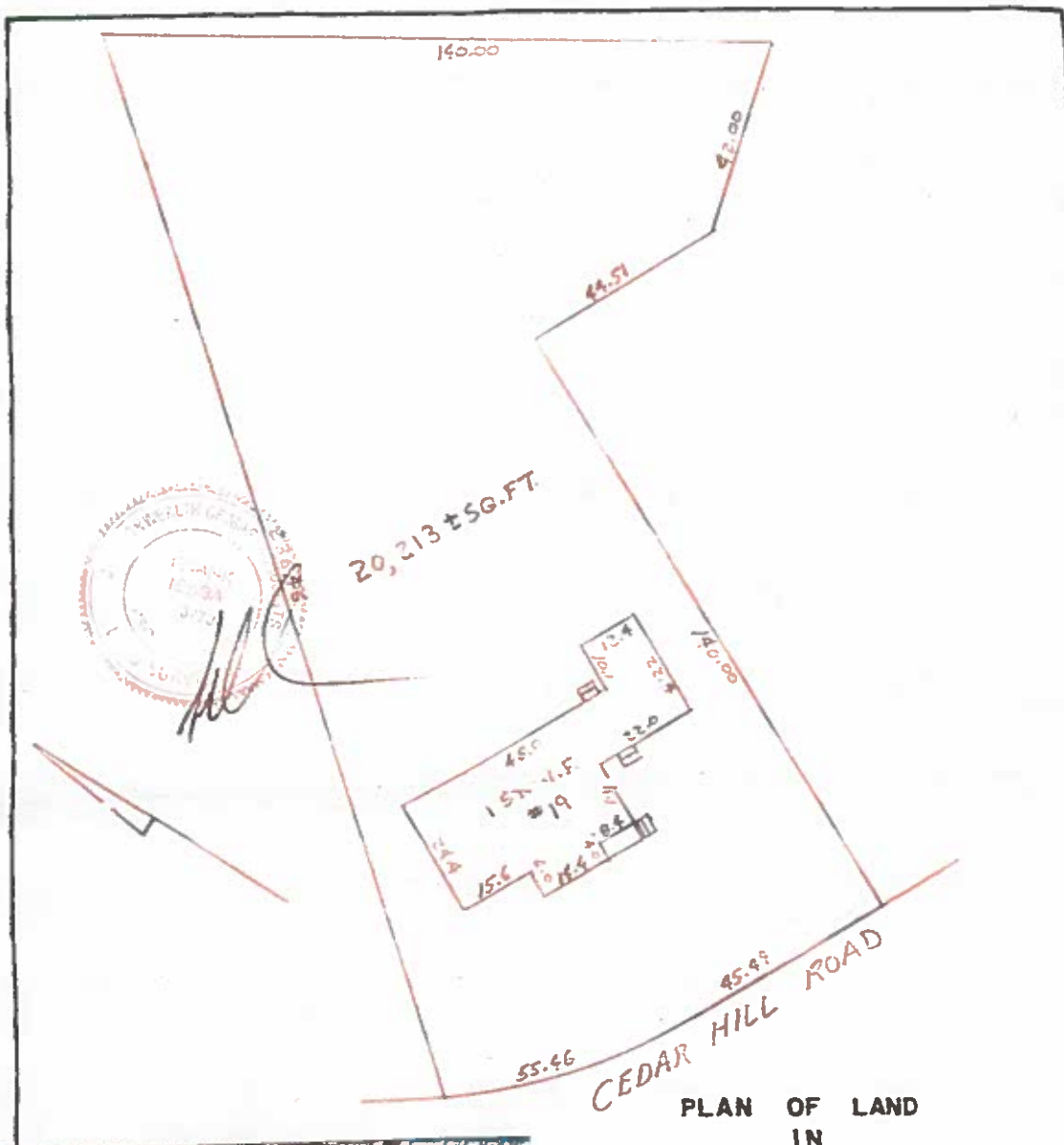
Applicant/Agent: Michael D Sullivan Applicant's Name: MICHAEL D SULLIVAN

Email Address: JACUSTEAU@AOL.COM Phone Number: 508-881-1309

Agent's Relationship to Applicant: _____ Firm: _____

Maureen J. Sullivan MAUREEN L. SULLIVAN
Owner: Michael D Sullivan Owner's Name: MICHAEL D SULLIVAN

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



PLAN OF LAND
IN
ASHLAND, MA



SCALE: 1 INCH =

DATE:

MASS BAY SURVEY INC.
NEWTON, MASS.

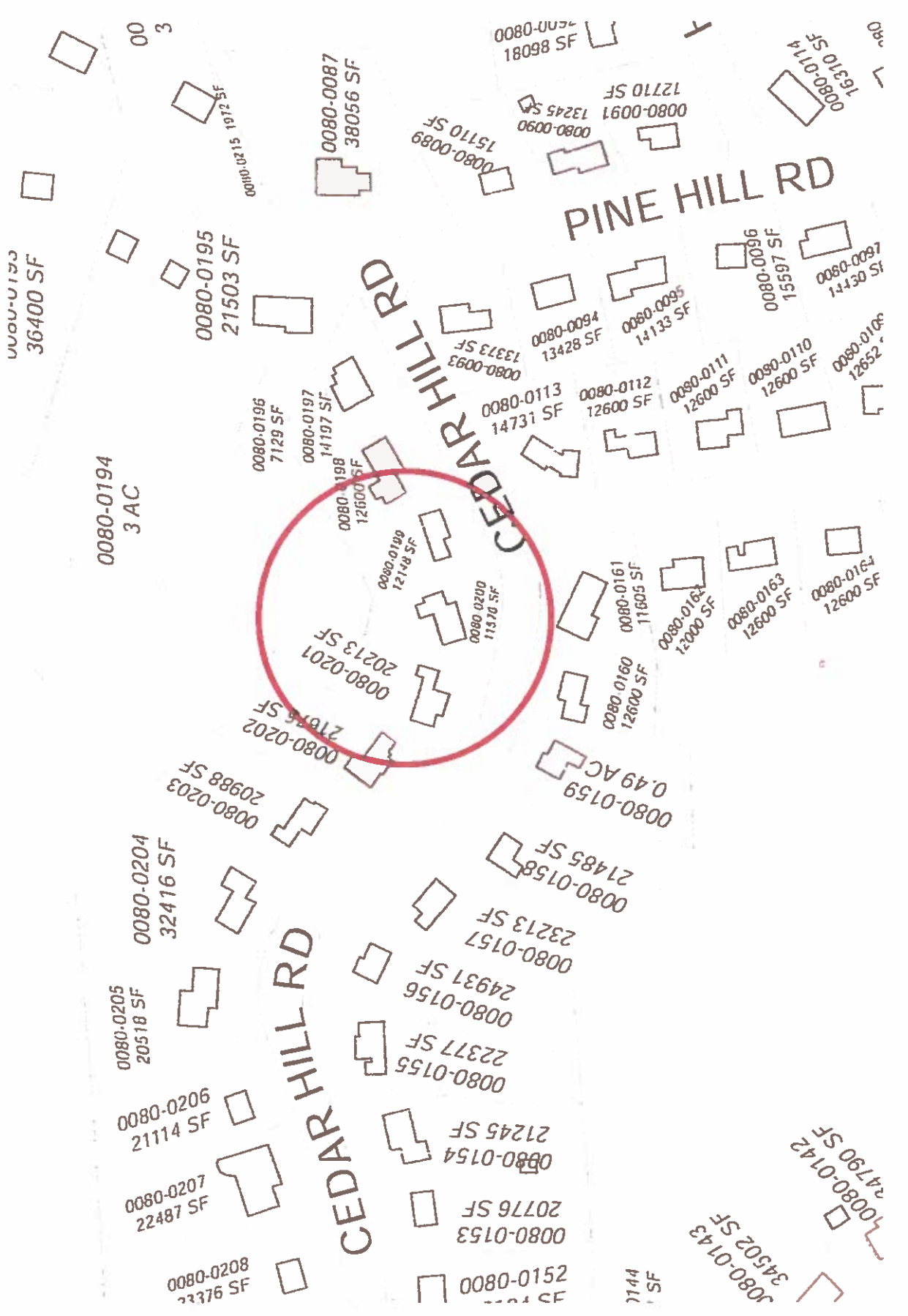
617-797-7342

REFERENCE: RECORDED IN THE *MIDDLESEX SOUTH* COUNTY REGISTRY OF DEEDS
PLAN BY *MACCARTHY ENG. SERVICE* DEED BOOK *8619* PLAN PAGE *END* DATED *NOV. 3, 1955*

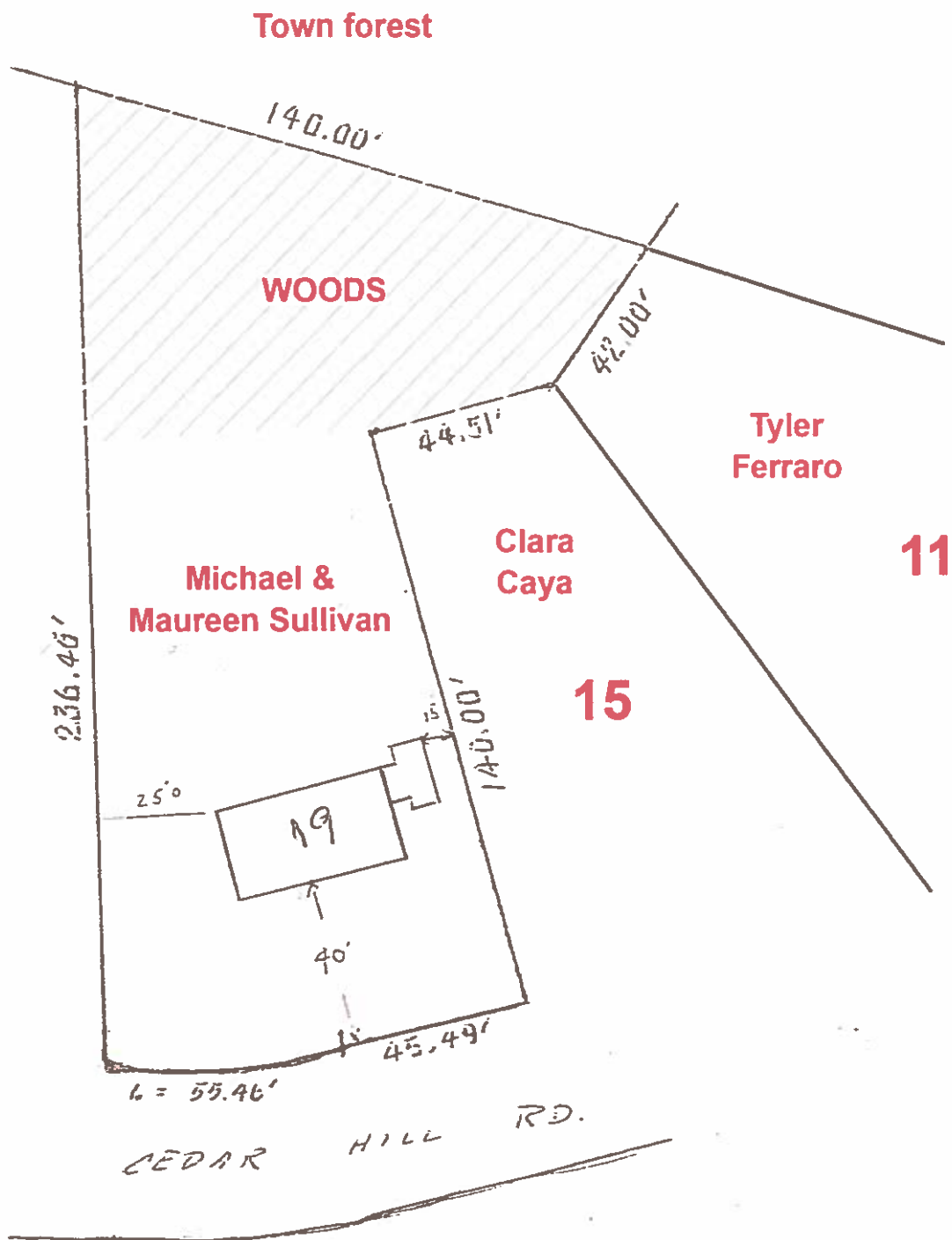
I HEREBY CERTIFY THAT THE BUILDINGS ON THIS PLAN ARE LOCATED ON THE GROUND
AS SHOWN, AND CONFORM TO THE ZONING LAWS OF THE *TOWN OF ASHLAND*

I CERTIFY THAT THIS LOCUS IS NOT WITHIN THE FLOOD HAZARD ZONE AS
DELINEATED ON MAP - COMMUNITY PANEL *25017C* OSISE ZONE 'X'

THIS PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY AND IS FOR THE USE OF
THE BANY ONLY; NOT TO BE USED FOR FENCES, WALLS, ETC.



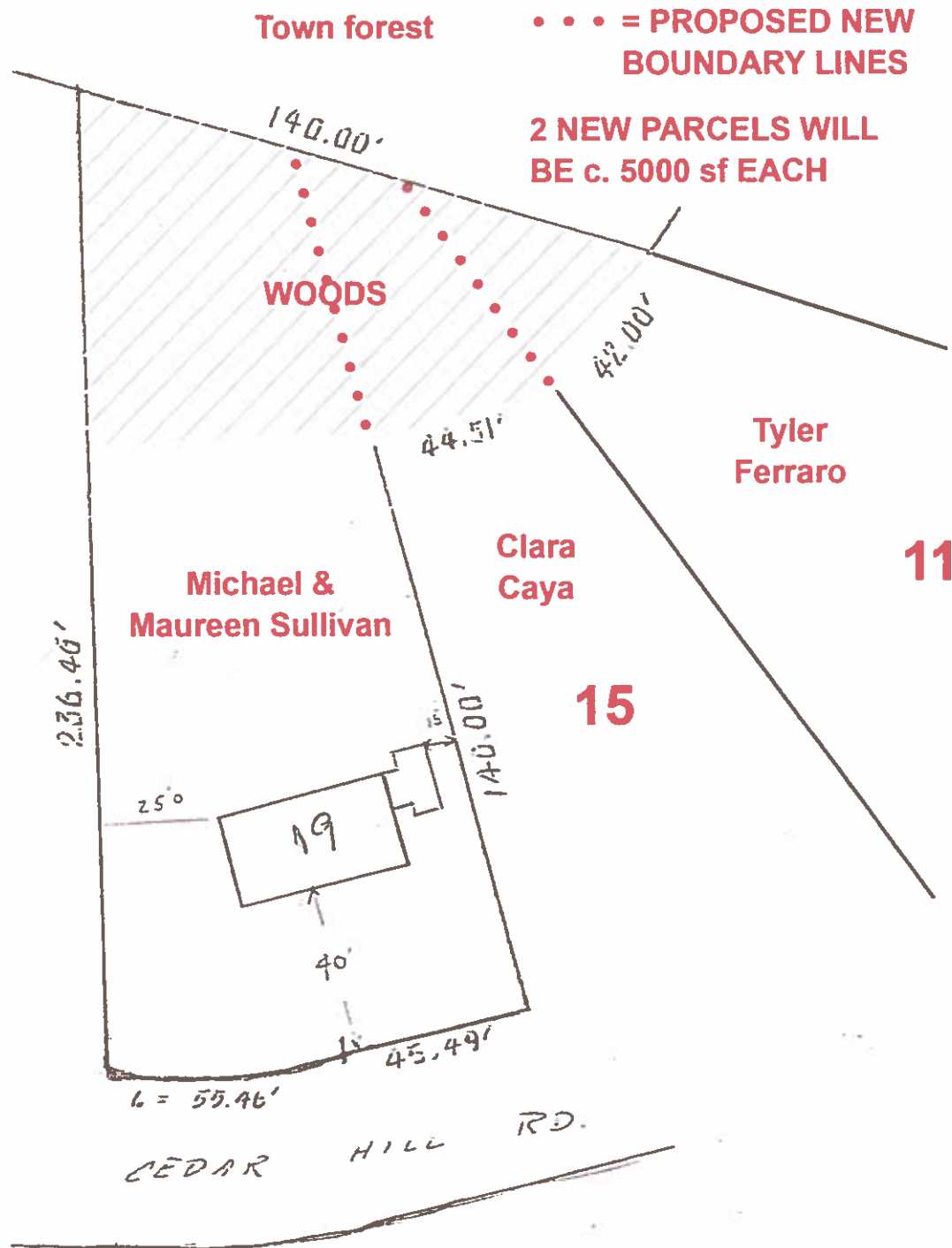
19, 15, 11 Cedar Hill Road
 From 2017 Zoning Map, page 8



LOT # 29 Cedar Hill Rd. 20,213[±]

CURRENT PLOT PLAN, 19 CEDAR HILL ROAD

Derived from certified plot plan, Deed Book 8619, 11/3/1955



LOT # 29 Cedar Hill Rd. 20,213[±]

PROPOSED PLOT PLAN, 19 CEDAR HILL ROAD

Derived from certified plot plan, Deed Book 8619, 11/3/1955



**Condition of wooded area at
19 Cedar Hill Road**