



Town of Ashland, *Inspectional Services*

October 13, 2022

Walter Torres
100 Woodland Rd.
Ashland, MA 01721

Re: 242 Pond St. addition of another unit by renovating an existing garage

Dear Mr. Torres,

Following a review of your request to expand your single family located at 242 Pond St. St. by renovating the existing garage into a dwelling unit thereby creating a two family dwelling I offer the following:

Your property is located in a Highway Commerce zone and in the Pond St. overlay district.

Highway Commerce allows two family homes only by a Special Permit from the Zoning Board of Appeals. Also, your lot is deficient in both lot size, 30,000 sq ft required, frontage, 150' required, side lot, 10' required Thus making this pre-existing non-conforming.

Also note, that per the notes of Table 4.1, because your lot is less than 30,000 sq ft, no single or two family may be larger than 4500 sq ft of floor space, excluding basement and finished attic, unless approved by the Zoning Board of Appeals by a Special Permit.

Per Section 7, Special Residential Regulations, 7.1.1 #2, Lot area shall be not less than the minimum required for a single-family dwelling at that location, plus 50% of the required area for each dwelling unit in excess of 1.

Per 7.1 #4, no parking space provided to meet the requirements of Section 5.1 shall be located within the required front yard or block egress from another parking space.

You will need the following:

Special permit to expand from a single family to a two family

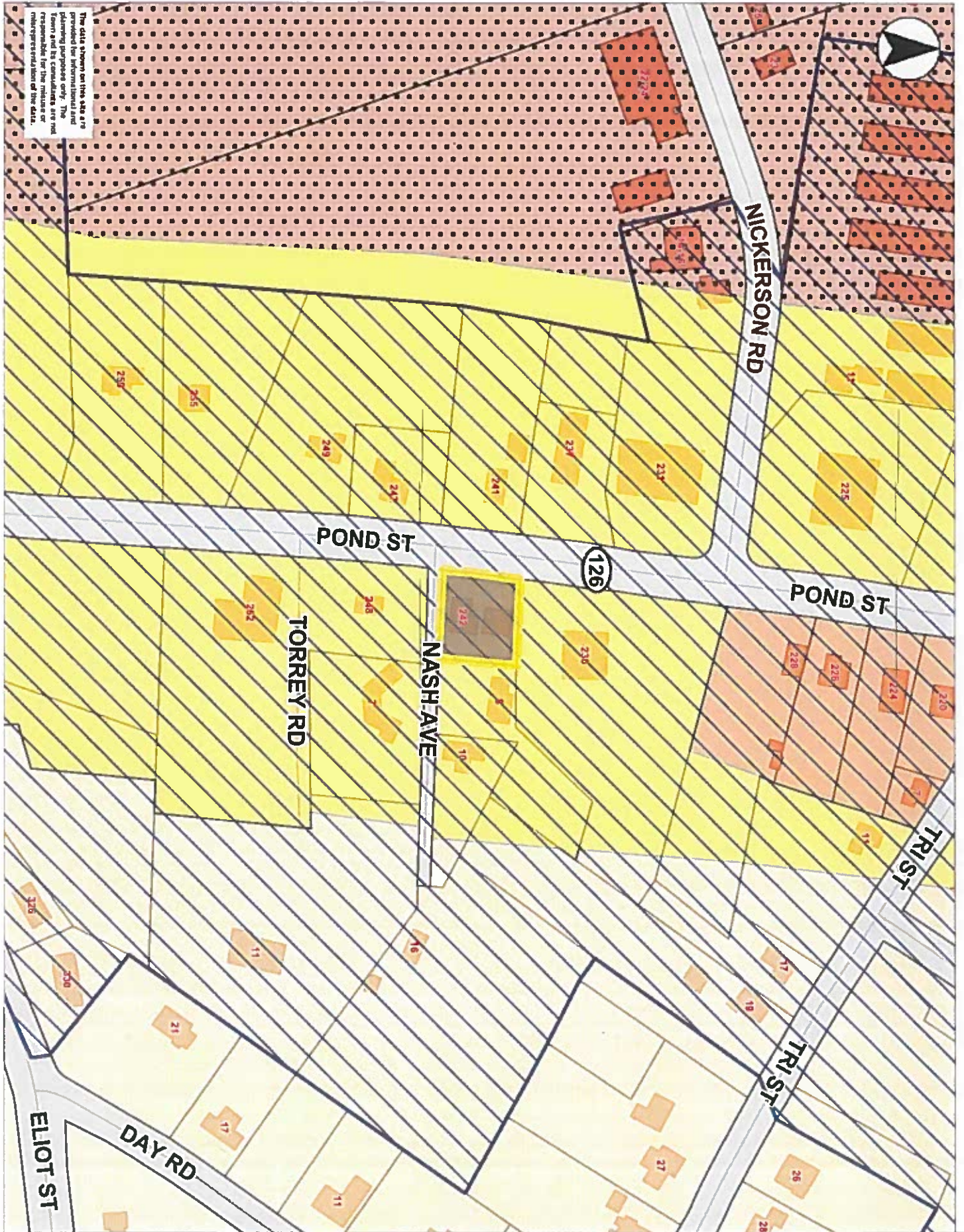
Special permit due to proposing to expand a non-conforming lot and structure

A variance for the lack of square footage required when expanding the use from a one family to a two family

Sincerely,

Douglas Scott
Building Commissioner





The data shown on this site are provided for informational and planning purposes only. The user and his consultants are not responsible for the misuse or misrepresentation of the data.



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Highway Commerce Area

MapOnline

- Parcel for Identity (Public)
- Fire Station
- Police Station
- Town Hall
- School
- ADO A Overlay
- Groundwater Protection Overlay
- Pond St Mixed Use Overlay
- Solar Overlay

- Zoning
- Res. A
- Res. B
- Res. Multi Family
- ADO - B
- ADO - C
- Downtown Commerce
- Highway Commerce
- Village Commerce
- NBHD Commerce
- Industrial
- Priority Remedy
- RTD - A
- RTD - B
- RTD - C
- RTD - D
- RTD - E
- RTD - F
- WMUSD - A
- WMUSD - B
- WMUSD - C
- WMUSD - D
- WMUSD - E
- WMUSD - BUFFER
- ROADWAY
- RAIL RIGHT OF WAY
- WATER

- Buildings
- Parcels
- Abutting Town Labels
- MA Highways
- US Highway
- Interstate
- Numbered Routes
- Town Boundary
- Abutting Towns
- Streets
- Streams
- Town Mask

September 26, 2022

To The Zoning Board Of Appeals
242 Pond Street
Kleidiane and Walter Torres
Abutters To Map 26 Parcel 246

PARCEL ID	PARCEL LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
26-003-00-000	225 POND ST	GAZARD 225 POND STREET LLC	C/O MCDONALDS CORP 020-0309	PO BOX 902	SPENCER	MA	01562
26-005-00-000	22 NICKERSON RD	ALBERINI BENITO R	BERNICE C ALBERINI	120 WEST UNION ST	ASHLAND	MA	01721
26-007-00-000	231 POND ST	PELLETIER RAYMOND G & DONNA M	TRSTS PELLETIER REALTY TRUST	833 OLD POST RD	WALPOLE	MA	02081
26-008-00-000	0 NICKERSON RD REAR	PELLETIER RAYMOND G	DONNA M PELLETIER	833 OLD POST RD	WALPOLE	MA	02081
26-009-00-000	237 POND ST	PELLETIER RAYMOND G	DONNA M PELLETIER	833 OLD POST RD	WALPOLE	MA	02081
26-010-00-000	241 POND ST	PELLETIER RAYMOND G & DONNA M	TRSTS PELLETIER REALTY TRUST	833 OLD POST RD	WALPOLE	MA	02081
26-011-00-000	247 POND ST	SAPORETTI ROBERT R	LESLIE K SAPORETTI	247 POND ST	ASHLAND	MA	01721
26-012-00-000	249 POND ST	GRAM JAMES C JR		156 PROSPECT ST	HOLLISTON	MA	01746
26-013-00-000	255 POND ST	RIBEIRO CLAUDINEIA ANTARTICO		255 POND ST	ASHLAND	MA	01721
26-240-00-000	248 POND ST	MINUCCI ANTHONY	TRUSTEE OF THEIRPINA LIVING TRUST	11 NASH AVE	ASHLAND	MA	01721
26-241-00-000	7 NASH AVE	MINUCCI ANTHONY	TRUSTEE OF THE IRPINA LIVING TRUST	11 NASH AVE	ASHLAND	MA	01721
26-242-00-000	11 NASH AVE	MINUCCI ANTHONY	TRUSTEE OF THE IRPINA LIVING TRUST	11 NASH AVE	ASHLAND	MA	01721
26-243-00-000	16 NASH AVE	CLARK KENNETH JR		16 NASH AVE	ASHLAND	MA	01721
26-244-00-000	10 NASH AVE	POUDEL YAMAN	THAPA RESHMA	10 NASH AVE	ASHLAND	MA	01721
26-245-00-000	8 NASH AVE	WIKEN JAMES NEIL		8 NASH AVE	ASHLAND	MA	01721
26-247-00-000	236 POND ST	POND TWO THREE SIX LLC		62 INDIAN RD	WALTHAM	MA	02451
26-248-00-000	228 POND ST	LALAU DAVID	BRENNAN KAITLYN	228 POND ST	ASHLAND	MA	01721
26-254-00-000	17 TRI ST	LACOMBE GUY J JR	HOLLY E LACOMBE	P O BOX 28	ASHLAND	MA	01721
26-255-00-000	19 TRI ST	FAIR MARK	MARK STEVEN FAIR	19 TRI ST	ASHLAND	MA	01721

The above reflects the latest information available on our records.



Richard E. Balli, M.A.A.
Director of Assessing

9/26/22
Date

19 parcels/abutters