



**Town of Ashland
Planning Department**

101 Main St.
Ashland, MA 01721
508.881.0101

Ashlandmass.com/193/Planning

Application for Planning Board Approval/Permit

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

Property Information:

Street Address: 12-16 Union Street
Wildwood Mixed Use
Zoning District: Special District Overlay District: _____
0076, 0077
Assessor's Map: 14 Lot: and 0078 Deed Book: 66338 Page: 298
and Land Court No. 260840
Current Property Owner: 58 Exchange Ashland LLC

Permit/Approval Sought:

Special Permit (§9.3) Special Permit Amendment/Modification Design Plan Review (§9.6)
 Site Plan Review (§9.4) Site Plan Modification Scenic Road Permit (Ch. 249 §20)
 Earth Removal Permit (Ch. 242 §3) Site Alteration Special Permit (§5.8)
 Subdivision (Include Subdivision Application Form) Wireless Communication Facilities (§6.4)
Use Type: Residential: Commercial: Industrial: Mixed Use:

Applicant Information:

Owner: Tenant: Prospective Purchaser/Tenant:
Name: 58 Exchange Ashland LLC
Address: 120 Quarry Drive, Milford MA 01757
Phone: 508.881.1600 Email: rterrill@farfard.org
Agent's Name: _____
Agent's Address: _____
Agent's Phone: _____ Agent's Email: _____

Additional Information:

Are all real estate taxes and other assessments to the Town current?: yes
Is the parcel on a scenic road?: no Is the parcel in a flood plain?: no
Is the parcel within 100 feet of a wetland or 200 feet of a river: yes
Is this an amendment to a previously issued Special Permit? (attach approved permit): no
Date structure(s) built?: -



Description of the Relief Sought: (attach additional pages if needed)

What specific zoning bylaws and/or Special Permit types are relevant to this application?:

Chapter 344 - Subdivision of Land

Benefits of Project:

Provide buildable lots and tax revenue.

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

Undeveloped woodland

Attach Building Permit Denial letter if applicable.

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

Signatures:

Applicant/Agent: _____ Applicant's Name: _____

Agent's Relationship to Applicant: _____ Firm: _____

Owner: MM M/12 Owner's Name: Rick Terrill

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



Subdivision Application Supplemental Form:

Approval Sought:

Preliminary Plan Definitive Plan Plan Modification Lot Line Revision
 Approval Not Required (ANR)

Subdivision Name (if not an ANR): Village at Clocktown

Number of Lots Proposed: 2 Total Acreage: 8.54 Total Open Space: _____

Linear Feet of Proposed/Modified Road: 275 feet

Are there any easements or deed restrictions on/in the development? (attach copies): _____

Will the development be any of the following?:

Senior Residential Community (See Ch.282 §7.2): _____

Cluster Development (See Ch.282 §7.3): _____

Assisted Elderly Facilities (See Ch.282 §7.4): _____

Multi-family Dwelling (See Ch.282 §7.5): _____

Accessory Family Dwelling (See Ch.282 §7.6): _____

Additional Considerations:

Is the project in a Flood Hazard Area? (See Ch.282 §8): no

Was a plan submitted to the Conservation Commission?: yes If yes, when?: with submission to Planning Board

Will a plan be submitted?: _____ If no, signature of Conservation Agent: _____

Is the site within 500 ft. of another municipality?: no

Does the property contain walking trails and/or trees 14" in diameter or larger?: yes

Additional Parties:

Engineer: Oak Consulting Group Phone: 978.312.3120 Email: smalone.ocg@gmail.com

Architect: _____ Phone: _____ Email: _____

Landscape Architect: _____ Phone: _____ Email: _____

Attorney: Jeffery Roelofs Phone: 978.462.7600 Email: jlroelofslaw.com



Application for Approval of a Definitive Subdivision Plan

Form C

Also can be used for a Preliminary Subdivision Plan (Form B)

The undersigned, being the applicant as defined under M.G.L. Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled:

Village at Clocktown

By: Oak Consulting Group, LLC Dated: 4/3/23

And described as:

a two lot subdivision of 8.54 acres

Located: 12-16 Union Street

Number of lots proposed: 2 Total acreage: 8.54

Hereby submits said plan as a Definitive Subdivision Plan in accordance with the Rules and Regulations of the Ashland Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from: _____

By deed dated: 11/4/2015 and recorded in the: Middlesex Registry of Deeds,

Book: 66338, Page: 298, and

said Registry District of the Land Court, Certificate of Title No.: 260840

And said land is free from encumbrances except for the following: _____

Did the plan evolve from a preliminary plan?: yes

Date submitted: November 16, 2022

Was it approved?: yes


Date of decision: January 12, 2023

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

Signatures:

Applicant/Agent: _____ Applicant's Name: _____

Agent's Relationship to Applicant: _____ Firm: _____

Owner:  Owner's Name: Rick Terrill, Manager

Board of Health Stamp:



Application Requirements

All applications:

All applications must include a fully completed application form and two checks for the full amount of the application fee and the peer review deposit made to the Town of Ashland.

All applications must include a copy of the Assessor's Card for the property or properties in question.

Attach Building Permit Denial letter if applicable.

All other applicable taxes and fees on the property must be paid before any permits can be issued. It is strongly advised to check with the Treasurer's Office before the application process is begun.

Applications for Special Permits must include the type of permit applied for: use, Flood Plain Overlay District, environmental standards, parking, landscaping, loading requirements, adult entertainment, or any other Special Permit type.

Special Permit, Site Plan Review and Subdivision Approval Applications:

All site plan review and subdivision approval applications must include ten (10) copies of the Site Plan and/or Design Plan, two (2) 24x36", and eight (8) 11x17" sizes. Please discuss with the Planning Department plans or information that may be required specific to your project. In addition, a .pdf version of the submitted plans must be either handed to the Planning Department or sent by email to planning@ashlandmass.com. A georeferenced CAD file (NAD83) of the as-built plans are required before occupancy permits are issued.

Special Permit applicants must submit a certified abutter's list of abutters within 300' of the subject property. Abutters lists are requested from the Assessor's Office at least 10 days before the application deadline.

Please note that Definitive Subdivision Applications must include all items as required in Chapter 344 Section 8 of the town bylaws unless specifically waived by the Planning Board.

All peer review deposits must include a W-9 form if the town does not already have this on file. This is to allow us to return any remaining funds at the end of the process. Applicants may request a balance of the funds at any time.

Scenic Road Special Permit:

All scenic road special permits must include three (3) copies of the plans along with an electronic copy of submitted materials.

Earth Removal Special Permit:

All earth removal permits must include three (3) copies of the contour plan showing original grades and drainage, along with three (3) copies of the same at completion. The application must also include a detail of the amount and type of material to be removed, and the proposed truck route including truck size.

Site Alteration Special Permit:

Site Alteration Permits must include photographs of the site, location of trees and vegetation, amount of landscaping materials, a certified plot plan, a timetable and a written narrative of the reasons for the project and how erosion will be controlled. See Chapter 282 Section 5.8 for exact requirements.



Ashland Planning Department Fees

<u>Site Plan Review:</u>		
Industrial / Commercial (Square Feet):		
	0-2,000 SF	\$775
	2,001-5,000 SF	\$1,025 + peer review deposit of \$2,000
	5,001-10,000 SF	\$2,025 + peer review deposit of \$3,500
	Greater than 10,000 SF	\$2,025 + \$0.15 per SF of Gross Floor Area + peer review deposit of \$6,000
Residential:		
		\$25 + \$250 per residential unit + peer review deposit of \$2,500
<u>Special Permit Application:</u>		
		\$400
<u>Special Permit Modification*:</u>		
		\$400*(may be waived at Board's discretion if changes are deemed minor)
<u>Subdivision Application:</u>		
	Approval Not Required:	\$250 + \$150 per additional lot created
	Preliminary Plan Approval:	\$1,600 + \$150 per lot + peer review deposit of \$2,500
	Definitive Plan Approval:	\$2,100 + \$500 per lot + peer review deposit of \$5,000
	Modification of Preliminary Plan	\$1,600 + peer review deposit of \$1,500
	Modification of Definitive Plan	\$1,600 + peer review deposit of \$2,500
<u>Other Costs:</u>		
	Lot Release:	\$150 per lot
	Lot Re-Release:	\$50 per lot
	Design Review Fee:	\$50
	Abutter List:	\$2 per abutter, \$50 max (Obtained at Assessors Department)
	CoUrbanize Fee:	Varies (see CoUrbanize Fee Schedule)