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May 3, 2023

Town of Ashland  
Planning Board  
101 Main Street  
Ashland, MA 01721

**Re: Request for Site Plan Modification  
Michael McClements  
50 Megunko Road, Ashland, MA**

Dear Board Members,

On behalf of Michael McClements of 183 Megunko Road, Ashland, MA 01721, we are requesting a Site Plan Modification for the property at 50 Megunko Road, Ashland, MA. Mr. McClements, owner of Mike's Auto Body, will be the new tenant of the property. The purpose of the Modification is to change the use of the property from a trucking company to an auto body shop. An auto body shop is allowed in an Industrial Zoning District; however, this change of use and the resulting alterations to the parking layout require a Site Plan Modification and review under Section 9.4 of the Ashland Zoning Bylaws.

The 73,851 square foot property is comprised of two parcels of land located at 50 Megunko Road in the Industrial Zoning District. The building at 50 Megunko Road, Ashland was constructed in 1961 and was utilized as a Machine Shop in its current configuration. In 2017, The Planning Board approved a Modified Site Plan for a change in use from a machine shop to an auto body shop. In 2019, the Planning Board approved a Modified Site Plan for a change in use from an autobody shop to the operation of trucking company. The applicant, Michael McClements, is applying to the Ashland Planning Board for a Site Plan Modification for a change in use from the operation of a trucking company back to the use as an auto body shop. The modified plan reconfigures parking, proposes fencing to screen the property from Megunko Road, provides additional landscaping across the front and south sides of the building, and installs vertical granite curbing and a sidewalk across the frontage of the property.

The revised layout includes 20 spaces (including 2 accessible spaces) for employee and customer parking in the front of the building and 35 screened spaces behind the building.

The applicant is not proposing changes to the exterior of the building or to the proposed limit of work. Since the project will not alter site conditions, a waiver was requested and approved by the Ashland Conservation Commission for the Stormwater Review requirement under the Ashland Stormwater Management Bylaw.

The revised parking layout conforms to the approved Site Plan, and that proposed landscaping and sidewalk improvements enhance the appearance and safety of the property and the surrounding area.

Attached please find the following:

- Application Form
- Existing photographs
- Proposed rendering
- Filing Fee Check - \$750.00
- Plan entitled "Modified Site Plan, 50 Megunko Road, Ashland, MA" dated March 22, 2023; two 24"x36" and ten 11"x17"
- Copy of the Approved Site Plan (2018); ten 11"x17"

Thank you for your attention. Please call me at 508-429-1100 if you have any questions.

Sincerely,  
GLM Engineering Consultants, Inc.

  
Joyce E. Hastings, R.L.S.



**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: 50 Megunko Road, Ashland, MA

Zoning District: Industrial Overlay District: Solar

Assessor's Map: 13 Lot: 141 Deed Book: 71024 Page: 443

Current Property Owner: Ashland 50 Megunko Road LLC, Chris Kotsiopoulos

### 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: Michael Clements, Mike's Autobody

Address: 183 Megunko Road, Ashland, MA 01721

Phone: 508-231-0800 Email: mikescollision@aol.com

Agent's Name: GLM Engineering Consultants, Inc., Joyce Hastings

Agent's Address: 19 Exchange Street, Holliston, MA 01746

Agent's Phone: 508-429-1100 Agent's Email: joyce.hastings@glmengineering.com

### 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: No

Is this an amendment to a previously issued Special Permit? (attach approved permit): Yes

Date structure(s) built?: 1961



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

Request for Amended Site Plan Approval revising the proposed parking layout to reflect the new tenant. The proposed tenant operates an Auto Body shop. The property is located in an Industrial zoning district where this is an allowed use. The applicant is proposed with reconfigure the parking within the limits of the existing limit of work. There are no additions or new buildings proposed.

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

Chapter 282, Section 3.1.4 (E) - Motor Vehicle Uses - Motor vehicle general and body repair

**Benefits of Project:**

The project includes landscaping around the front and south side of the building which will improve the aesthetics of the property. The project will also install vertical granite curbing and a sidewalk across the frontage of the property which will contribute to public safety.

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

The property was utilized by a trucking company and the neighborhood is occupied by industrial and commercial businesses.

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: Michael Clements Applicant's Name: Michael Clements

Agent's Relationship to Applicant: \_\_\_\_\_ Firm: \_\_\_\_\_

Owner: Chris Kotsiopoulos Owner's Name: Ashland 50 Megunko Road LLC, Chris Kotsiopoulos

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





Front View of Building



Rear and South Side View

Rendering - 50 Megunko Road

