

Danny and Vivian Williams
34 Whittemore Drive
Ashland, MA 01721

Zoning Board of Appeals
Town of Ashland



October 10, 2024

Dear Zoning Board of Appeals Members,

Thank you for the opportunity to discuss a possible 18 foot variance on our property on 34 Whittemore Drive in Ashland, MA. We are hoping to put an inground pool 12 feet from out back lot line.

Shape/Topography: Our single family residence is situated between several irregular slopes of land, the peak of which originates at the top of High Street. Our home is built upon a hill with the driveway access next to wetlands and a drainage easement for a rain garden which is part of a stormwater management system for the Whittemore Estates. The back yard contains several slopes with a swale which directs the large amount of stormwater draining from the open space meadow abutting our property and pulls the water into the rain garden in front of the property. The pool would be located on the highest peak in our yard to thus not deter water from entering the swale and drain properly through the stormwater management system. Several pool companies, landscape architects, and hydrology engineers have discouraged us from placing the pool at a lower point on the land given the possibility that the pool could alter the functionality of the storm water system which is working well in its current condition.

Soil Conditions: The soil throughout the lot contains rock and clay which contributes to the importance of a functioning storm water management system.

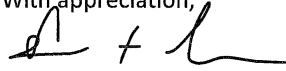
Setbacks and Lot Restrictions: In addition to the pool being situated at the highest peak in the lot, there are other restrictions which effect the placement. We are restricted by wetlands in our front yard, our septic system including the leeching field and septic tank, the stormwater management system, and the property line setbacks.

Hardship: Given the setbacks, topography, wetlands, septic system, and storm water management system there is no other location for the pool on our property which also maintains fidelity to our stewardship as landowners. Our lot is unique and unlike other lots in the neighborhood given the aforementioned items and variable topography. In addition, given the variance is requested pertaining to a setback on open space owned by the Town of Ashland which is deeded such that it can never be developed and must be perpetually maintained as open space (no structure may be erected) there is no substantial detriment to the aforementioned lot (Map 12 parcel 201; Deed book 20589, page 13).

Substantial Detriment: There is no substantial detriment to the public good by placing the pool 12 feet off of the back lot line on our lot which contains a single family residence. The back lot line pertaining to the variance in question abuts open space owned by the Town of Ashland which is deeded such that it can never be developed and must be perpetually maintained as open space (no structure can be erected). In addition, there is vegetation on the town land such that it, as well as the topography, obstruct the view into our backyard from the open space lot and likewise. The proposed pool construction is consistent with other pools within the neighborhood yet the characteristics of our lot noted within this memo make the lot unique in addition to the fact that the affected abutting lot is nondevelopable open space.

In conclusion, we would appreciate your support for this variance to create this pool on our lot on 34 Whittemore Drive in Ashland.

With appreciation,

A handwritten signature in black ink, consisting of two distinct cursive initials or names joined together, positioned above the printed name.

Danny and Vivian Williams