



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: 240 & 260 Pleasant Street, Ashland, MA
Zoning District: Industrial Overlay District: Groundwater Protection Overly District
Assessor's Map: 13 Lot: 108 & 109 Deed Book: 63166 Page: 0016
Current Property Owner: Metrowest Facilities LLC

Permit/Approval Sought:

Special Permit (§9.3) Scenic Road Permit (Ch. 249 §20)
 Special Permit Amendment/Modification Earth Removal Permit (Ch. 242 §3)
 Design Plan Review (§9.6) Site Alteration Special Permit (§5.8)
 Site Plan Review (§9.4) Subdivision (Include Subdivision Application form)
 Site Plan Modification Wireless Communication Facilities (§6.4)

Use Type: Residential Commercial Industrial Mixed Use

Applicant Information: Owner Tenant Prospective Purchaser/Tenant

Name: Metrowest Facilities LLC

Address: 350 Pleasant Street, Ashland, MA 01721

Phone: 508-881-7404 Email: jshertzer@weconnect.cc

Agent's Name: Wayne Belec, Land Design Collaborative

Agent's Address: 45 Lyman Street, Chauncy Place, Suite 1, Westborough, MA

Agent's Phone: 508-232-4598 Agent's Email: Wbelec@ldcollaborative.com

Additional Information:

Are all real estate taxes and other assessments to the Town current? N/A (Religious Exemption)

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? N/A

*- the 100' buffer zone extends onto the property, however, no work is proposed within it.

The following requirements are acceptable in Cover Letter or Memo format

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

Please refer to Cover Letter

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

Section 5.8.2 (1) Site Alteration Special Permit

Section 9.4.1 (6) Site Plan Review

Section 9.6.3 (4) Design Plan Review

Chapter 343- Stormwater Management Bylaw

Benefits of Project:

The Industrially Zoned Property could be developed with a typical industrial use, however, it will be developed as recreational area, youth soccer field, tot-lot playground, additional permeable parking, and improved pedestrian connection for the students of MetroWest Christian Academy.

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


Please refer to Cover Letter

Attach Building Permit Denial letter if applicable. N/A

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

Signatures:

Applicant/Agent:  Applicant's Name: Metrowest Facilities LLC
Wayne Belec (agent)
Civil Engineer's &
Agent's Relationship to Applicant: Landscape Architects Firm: Land Design Collaborative

Owner:  Owner's Name: Metrowest Facilities LLC
Jere Shertzer, Executive Pastor & Director

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