



Town of Ashland, *Inspectional Services*

March 26, 2025

Mr. James MacDonald
45 Beacon St.
Natick, MA 01760

Re: 167-169 Pleasant St. Ashland, MA



Dear Mr. MacDonald,

Currently, 4 units are located at 167-169 Pleasant St. these units are in two, 2 unit buildings connected by a breezeway covered by a roof.

You propose to demolish one of these 2 unit buildings and rebuild it in the exact same location.

Per section 3.3.7 Reconstruction after a Catastrophe or Demolition.

Any nonconforming structure may be reconstructed after a catastrophe or after a demolition in accordance with the following provisions:

- A. Reconstruction of said premises shall commence within two years after such catastrophe or demolition.
- B. Building(s) as reconstructed shall be located on the same footprint as the original nonconforming structure, shall be only as great in volume or area as the original nonconforming structure.
- C. In the event that the proposed reconstruction would (a) cause the structure to exceed the volume or area of the original nonconforming structure or (b) exceed applicable requirements for yards, setback, and or height or (c) cause the structure to be located other than on the original footprint, a special permit shall be required from the Board of Appeals prior to such demolition.

Sincerely,

Douglas Scott
Building Commissioner

Cc: Alvaro Esparza

