

June 4, 2025

HAND DELIVERED

Zoning Board of Appeals
Town of Ashland
Planning Department
101 Main Street
Ashland, Massachusetts 01721

RE: MetroWest Young Men's Christian Association, Inc.
30 Memorial Drive, Ashland, Massachusetts
Application Package for Variance for Size of Parking Spaces Pursuant to Town of
Ashland Zoning Bylaws § 9.2.2.2 and § 10.0

Dear Members of the Board:

With regard to the above-referenced Application Package, enclosed herewith please find the following:

1. Six (6) Copies of the Original Application;
2. Six (6) Copies of the Applicant's Narrative in Support of Application for Variance;
3. Six (6) Copies sized 11" x 17" of the "Proposed Site Plan Documents for Proposed Team Hoyt Community YMCA," prepared by CBT Architects and Bohler Engineering, dated April 25, 2025, consisting of twelve (12) pages;
4. Two (2) Copies of Certified Site Plan sized 24" x 36" entitled "Proposed Site Plan Documents for Proposed Team Hoyt Community YMCA," prepared by CBT Architects and Bohler Engineering, dated April 25, 2025, consisting of twelve (12) pages;
5. One (1) Copy of the Certified Abutters List;
6. One (1) Copy of the Assessor's Property Card for 30 Memorial Drive;
7. Variance Application Fee in the amount of \$400.00 payable to the Town of Ashland; and
8. Abutters Fee in the amount of \$22.00 payable to the Town of Ashland.

A .pdf copy of the submitted plans will be submitted separately with a georeferenced CAD file.

If you need further information, feel free to contact my office. Thank you and we look forward to working with the Town of Ashland on this matter.

Respectfully submitted,



Mark L. Donahue
Director
Fletcher Tilton PC
The Mercantile Building
100 Front Street, 5th Floor
Tel: (508) 459-8029
Email: mdonahue@fletchertilton.com

Enclosures

Fletcher Tilton

FletcherTilton.com

WORCESTER | BOSTON | PROVIDENCE | FRAMINGHAM | CAPE COD



Case No.: _____

**Town of Ashland
Planning Department**

101 Main St.

Ashland, MA 01721

508.881.0101

ashlandmass.com/316/Zoning-Board-of-Appeals

Application to Zoning Board of Appeals

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

1. Property Information:

Street Address: 30 Memorial Drive

Zoning District: Rail Transit District (RTD-C and RTD-D) Overlay District: _____

Assessor's Map: 13 Lot: 178 Deed Book: 72175 Page: 0504

Current Property Owner*: MetroWest Young Men's Christian Association, Inc.

2. Permit/Approval Sought:

____ Special Permit (Section 9.3) ____ Amendment to Special Permit (Section 9.3) Variance (Section 9.2.2.2)

____ Appeal of Building Inspector Decision (M.G.L. Ch. 40A) ____ Comprehensive Permit (M.G.L. Ch. 40B)

Use Type: Residential: ____ Commercial: Industrial: ____

3. Applicant Information: Owner: Tenant: ____ Prospective Purchaser/Tenant: ____

Name: MetroWest Young Men's Christian Association, Inc.

Address: 280 Old Connecticut Path, Framingham, MA 01701

Phone: (508) 876-6078 Email: rmacpherson@metrowestymca.org

Agent's Name: Mark L. Donahue

Agent's Address: 100 Front Street, 5th Floor, Worcester, MA 01608

Agent's Phone: (508) 459-8029 Agent's Email: mtonahue@fletcherilton.com

4. Additional Information:

Are all real estate taxes and other assessments to the Town current?: Yes.

Is the parcel on a scenic road?: No.

Is this an amendment to a previously issued Special Permit? (attach approved permit): No.

Date structure was built? (Buildings built before 1940 may need review by Historical Commission.): N/A.

Is the property within 100 ft. of a wetland, within 200 ft. of a stream, or in a floodplain?: Yes.

Case No. _____

5. Description of the Relief Sought: (Attach Letter of Denial of Building Permit.)

Variance to Reduce Size of Parking Spaces

See Narrative for additional information.

What specific zoning bylaws is this application associated with?
Chapter 282, Section 10.0 of the Town of Ashland Zoning Bylaws (Size of Parking Spaces)

6. Justification for why the application should be approved:

See Narrative for additional information.

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

See Narrative for additional information.

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

Signatures:

Applicant/Agent:  Applicant's Name: MetroWest Young Men's Christian Association, Inc.

Email Address: mdonahue@fletchertilton.com Phone Number: (508) 459-8029

Agent's Relationship to Applicant: Attorney Firm: Fletcher Tilton PC

Owner:  Owner's Name: Richard A. MacPherson on behalf of MetroWest Young Men's Christian Association, Inc.

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

Application Requirements

All applications must include a fully completed application form, all required documents, and a check for the full amount made to the Town of Ashland. Any application not complete may lead to the Zoning Board of Appeals issuing a denial without prejudice.

All applications must include:

- A letter of Denial of a Building Permit from the Building Commissioner.
- Abutters list (300') from the Ashland Assessors office (and other towns if applicable)
- A copy of the property card from the Assessors Office.
- One (1) 24x36" sized copy of the certified (signed and stamped by a registered land surveyor) Site Plan and must include a dimensional table of required and proposed setbacks.
- Sixteen (16) packets containing the following: a copy of the application, an 11x17" sized copy of the plot plan, and any supporting documentation. (Note: Make sure the 11x17" copies of the plans are readable. Feel free to consult with the Planning Department if at all unsure.).
- A .pdf copy of the submitted plans must be either handed in to the Planning Department or sent by email to planning@ashlandmass.com, and a georeferenced CAD file (MA State Plain NAD83 Feet) will be required for final approval.

Note that additional fees associated with the Public Hearing process must also be paid with a separate check, along with a copy of the abutters list. See Public Hearing Associated Costs on page 4 for details.

Criteria

The criteria for a Special Permit is either: (from Chapter 282 Section 9.3.2) "...the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site." or (from Chapter 282 Section 3.3.2/3.3.3) "...only if determines that such [change of use or change of a structure] shall not be substantially more detrimental than the existing nonconforming [use or structure] to the neighborhood."

Expect to discuss the following:

- Community needs served by the proposal
- Traffic flow and safety, including parking and loading
- Adequacy of utilities and other public services
- Neighborhood character and social structures
- Impacts on the natural environment
- Potential fiscal impact, including impact on town services, tax base, and employment

The criteria for a Variance is that you need to create or extend a nonconformity due to a hardship derived from the physical conditions of the lot or else the lot can't be used. Note that the threshold for granting a variance is somewhat substantial. (See MGL Ch. 40A Section 10.)

Ashland Zoning Board of Appeals Fees

Application Type	Fee
Special Permit	\$250
Modification / Extension of Special Permit	\$200
Variance	\$400
Modification / Extension of Variance	\$400
Administrative Appeal of Building Inspector Decision	\$400

Peer Review Deposit	
2-15 Lots/Units	\$4,000
16-20 Lots/Units	\$6,000
21-25 Lots/Units	\$10,000
26-74 Lots/Units	\$20,000
75 or More Lots/Units	\$30,000
20 or Fewer Parking Spaces	\$2,500
21 or More Parking Spaces	\$5,000
Wireless Commercial Facility	\$3,000
Appeal of Building Inspector for 2+ Lots	\$1,000

Note: Unused Peer Review funds will be returned to the applicant at the end of the process. The applicant may request details on the account at any time from the Planning Department.

Public Hearing Associated Costs

Pursuant to State Law (M.G.L. Ch. 40A, Section 11), the ZBA requires public hearings for the above matters. There are additional fees for the following:

Abutter List	\$2 per abutter, \$50 max (Obtained and Paid at Assessors Department).
--------------	--

The Zoning Board of Appeals may require a peer review consultant and/or posting of the project on coUrbanize.com at the expense of the applicant.

Please be aware that the Planning Department may hold back decisions and/or permits until all checks have been received.

June 4, 2025

Zoning Board of Appeals
Town of Ashland
Planning Department
101 Main Street
Ashland, Massachusetts 01721

RE: Application for Variance Pursuant to Section 9.2.2.2 of Town of Ashland Zoning Bylaws to Reduce Size of Parking Spaces Pursuant to Section 10.0 of Zoning Bylaws

Dear Board of Appeals:

The Applicant, MetroWest Young Men's Christian Association, Inc. ("MetroWest YMCA"), owner of the property located at 30 Memorial Drive, in Ashland, Massachusetts, submits this Narrative in support of its Petition for a variance to permit the size of each individual parking space to be nine by eighteen (9 x 18) feet.

The MetroWest YMCA is an association of individuals from all walks of life, joined together by a shared passion: to strengthen community. The MetroWest YMCA offers unique opportunities for families to come together in a safe place, create a welcoming environment for all, and ensure everyone has access regardless of age, income, background, or circumstance. Since 1961, the MetroWest YMCA has focused on empowering young people, improving health and well-being, and inspiring action in and across its communities.

The Property is known as Map 13, Parcel 178, with an address of 30 Memorial Drive, Ashland, Massachusetts (the "Property"), the deed being recorded at the Middlesex South Registry of Deeds in Book 72175, Page 540. The Property is located in the Rail Transit District (RTD), more specifically RTD-C and RTD-D.

The Property consists of approximately twelve and fifty-five hundredths (12.55) acres of undeveloped land. The Applicant proposes developing the parcel into a Membership Building that contains a building footprint of approximately twenty-seven thousand (27,000) square feet and approximate total area of sixty-one thousand eight hundred twelve (61,812) square feet as well as an approximately nine thousand five hundred twenty (9,520) square foot Early Learning Center. The Membership Building will include an aquatic center, gymnasium, wellness center, teaching kitchen, and meeting space. The Early Learning Center is expected to enroll approximately ninety-eight (98) preschoolers and toddlers. The Property has future plans to include outdoor recreation fields and trails.

Pursuant to Massachusetts General Laws Chapter 40A, Section 10, variances may be granted where the permit granting authority finds that “owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or bylaw.” MASS. GEN. LAWS ch. 40A, § 10.

I. Variance To Reduce Size Of Individual Parking Space

Pursuant to Section 10.0, a “parking space” is defined as “space adequate to park an automobile, not less than nine by twenty (9 x 20) feet, plus means of access. Where spaces are not marked, each space shall be assumed to require three hundred fifty (350) square feet.” ASHLAND, MASS., ZONING BYLAWS, ch. 282, § 10.0. The Board of Appeals has the power to hear and decide petitions for variances. *Id.* at § 9.2.2.2.

Here, the Applicant proposes each parking space to be nine by eighteen (9 x 18) feet. The Property will also include two hundred sixty-two (262) parking spaces, including eight (8) handicapped spaces.

a. Unique Conditions Affect the Shape, Topography, or Soil Conditions of the Lot.

The existing lot has approximately ten (10) sides, all whose connecting points angle inward and outward at various degrees. The most significant pinch point occurs at the front easternly side of the lot whereby the lot protrudes inward, creating a unique shape and condensing the overall size and nature of the front lot. Because of these angles and pinch points, the parking configuration is affected. In addition, to reduce the amount of impervious surface and keep the natural topography of the lot the same, the Applicant proposes a moderate reduction to the length of each parking space.

b. Literal Enforcement of Zoning Requirements Would Create Substantial Hardship.

The Applicant’s proposed plan to provide two hundred sixty-two (262) parking spaces that are nine by eighteen (9 x 18) feet will provide adequate space for vehicular access and parking at the Property. Strict adherence to the current bylaw that would require the length of each parking space be increased by two (2) feet, would create a substantial hardship in that the number of parking spaces would need to be reduced, resulting in less overall parking available and reducing the number of people able to use the facilities at the Property. Without relief, the Property will not be able to be used for its intended purpose and will negatively impact the public.

c. The Variance Will Not Cause Substantial Detriment to the Public Good or Substantially Derogate from the Bylaw's Purpose.

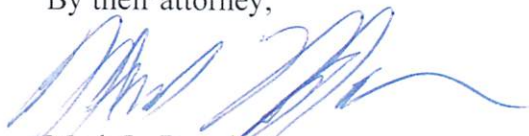
Reducing the size of individual parking spaces from nine by twenty (9 x 20) feet to nine by eighteen (9 x 18) feet will not cause substantial detriment to the public good. There are many instances throughout the Commonwealth where other towns and cities permit parking spaces that are (9 x 18) feet. For example, in Amherst, Brookline, and Wakefield, a standard parking space is described as nine by eighteen (9 x 18) feet, just as the Applicant is proposing here. *See* AMHERST, MASS., ZONING BYLAWS, art. 7, § 7.104; BROOKLINE, MASS. ZONING BYLAWS, ch. Z, § 6.04(1)-(2); WAKEFIELD, MASS., ZONING BYLAWS, ch. 190, § 190-39(C).

In addition, a reduction in the size of individual parking spaces will maximize the number the spaces available for members to occupy within the parking lot without sacrificing safety or increasing congestion. Moreover, the majority of parking spaces at the Property will allow for a two (2) foot bumper overhang, which effectively will provide a twenty (20) foot long parking stall and thereby not derogate from the Bylaw's purpose.

II. Conclusion

For the foregoing reasons, it is respectfully requested that the Town of Ashland Zoning Board of Appeals grant the Application for the variance sought herein.

Respectfully submitted,
MetroWest Young Men's Christian Association, Inc.
By their attorney,




Mark L. Donahue
Director
Fletcher Tilton PC
The Mercantile Building
100 Front Street, 5th Floor
Worcester, Massachusetts 01608
T: (508) 459-8029
E: mdonahue@fletchertilton.com

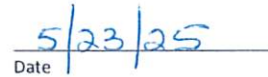
May 23, 2025

To The Zoning Board of Appeals
30 Memorial Drive
Metrowest Young Mens Christian Association
Abutters To Map 13 Parcel 178

PARCEL ID	PARCEL ADDRESS	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
014/013.0-0138-0000.0	0 MEMORIAL DR	TOWN OF ASHLAND		101 MAIN ST	ASHLAND	MA	01721
014/013.0-0176-0000.0	160 MEGUNKO RD	MEGUNKO TRANSIT DISTRICT LLC		PO BOX 300	ALTON	NH	03809
014/013.0-0177-0000.0	50 MEMORIAL DR	MEGUNKO TRANSIT DISTRICT LLC		PO BOX 300	ALTON	NH	03809
014/019.0-0060-0000.0	87 WEST UNION ST	TOWN OF ASHLAND	MIDDLE SCHOOL	101 MAIN ST	ASHLAND	MA	01721
014/019.0-0061-0000.0	0 WEST UNION ST REAR	TOWN OF ASHLAND		101 MAIN ST	ASHLAND	MA	01721
014/019.0-0062-0000.0	55 WEST UNION ST	55 WEST UNION LLC		60 PLEASANT ST SUITE 1	ASHLAND	MA	01721
014/019.0-0063-0000.0	59 WEST UNION ST	BOND EMERY ALLEN & BRANDON THOMAS	TRUSTEES OF THE ISLAND POND TRUST	59 WEST UNION ST	ASHLAND	MA	01721
014/019.0-0067-0000.0	81 WEST UNION ST	SH WASATCH MA LLC		6467 MAIN STREET	WILLIAMSVILLE	NY	14221
014/019.0-0206-0000.0	0 WEST UNION ST REAR	AJC SKIPTON LLC		33 WEST UNION ST	ASHLAND	MA	01721
014/019.0-0207-0000.0	41 WEST UNION ST	ARTLO FAMILY LIMITED PARTNERSHIP		41 WEST UNION ST	ASHLAND	MA	01721
014/020.0-0008-0000.0	33 WEST UNION ST	AJC SKIPTON LLC		73 LAKESHORE DR	BELLINGHAM	MA	02019

The above reflects the latest information available on our records.


Terry Capen
Senior Clerk


Date

11 parcels/abutters

PARID: 0140130017800000	MUNICIPALITY: ASHLAND	LUC: 951
METROWEST YOUNG MENS CHRISTIAN ASSOCIATION INC	30 MEMORIAL DR	PARCEL YEAR: 2025

Property Information

Property Location:	30 MEMORIAL DR
Class:	E-EXEMPT
Use Code (LUC):	951-CHARITABLE - OTHER
District:	MA014 - ASHLAND
Deeded Acres:	12.5500
Square Feet:	5,337,581

Owner

Owner	Co- Owner	City	Address	State	Zip Code	Deed Book/Page
METROWEST YOUNG MENS CHRISTIAN ASSOCIATION INC		FRAMINGHAM	280 OLD CONNECTICUT PATH	MA	01701	72175/0540