



July 22, 2025

Ms. Patricia M. Kendall, Chair  
Planning Board  
c/o Ms. Jasmin Farinacci  
Town Planner/Director of Planning  
Town of Ashland  
101 Main Street  
Ashland, Massachusetts 01721

Re: Application for Site Plan Review and Site Alteration Special Permit- Waiver Request  
Metrowest Facilities LLC  
240 & 260 Pleasant Street  
Ashland, Massachusetts 01721

Dear Ms. Kendall and Members of the Board:

On Behalf of the Applicant, Metrowest Facilities LLC (MWF), we respectfully request a waiver to the *Town of Ashland Zoning Bylaw, § 5.1, Off Street Parking Requirements* in association with the referenced Application.

Waiver from *Section 5.0. General Regulations, 5.1 Off Street Parking Requirements 1.3.3.3(d)-(f)*, with justification seeking relief is as follows:

*5.1.1 General. Except in the Downtown Commerce (CD) District, which is exempt from these requirements, adequate off-street parking must be provided on paved surfaces to service all parking demand created by new construction, whether through new structures or additions to old ones, and by change of use of existing structures. Such parking shall be either on the same premises as the activity it services or within three hundred (300) feet on a separate parcel, which may be jointly used with other premises for this purpose. In applying for a building or occupancy permit, the applicant must demonstrate that the following minimums will be met unless these are reduced on special permit as per 5.1.7. [Amended 5-5-2010 ATM, Art. 27]*

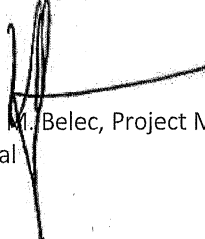
The applicant is seeking a waiver specific to the requirement that *“off-street parking must be provided on paved surfaces”*. Given that the subject property contains a gravel lot currently in use by the Church and the Academy, and that the site is designed incorporating Low Impact Development (LID) principles including permeable parking, except for those areas dedicated for individuals requiring accessible parking spaces and accessible routes, the site as designed better mimics current conditions, promotes infiltration and accommodates stormwater retention through the voids in the stone. This parking lot surface has been discussed with town staff, the Planning Board, Conservation Commission and Design Review Committee, without opposition but viewed favorably. Granting the waiver would not be a detriment to the public interest and would better meet the principles of LID, *“mimicking existing hydrologic conditions”* and *“thinking small”*.

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We trust that you will find the information contained herein acceptable to render a favorable vote on the waiver request. We thank you in advance for your attention to this information and look forward to discussing this with you and the Board at your next available meeting.

Sincerely,

LAND DESIGN COLLABORATIVE



Wayne M. Belec, Project Manager  
Principal

cc: Mr. Greg Wands, Chair, Ashland Conservation Commission, c/o Becca Solomon  
Mr. Tony Ma, PE, GCG Associates  
Mr. Jere Shertzer, Executive Pastor and Director, Metrowest Facilities LLC (via email)  
Greenleaf LLC (via email)

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