

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: 35 Nickerson Road  
Zoning District: INDUSTRIAL Overlay District: Solar  
Assessor's Map: 25 Lot: 340 Deed Book: 82373 Page: 501  
Current Property Owner\*: ORB Investments LLC

**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: ORB Investments LLC Richard Barberi Mgr  
Address: 7 Daisy Place, Framingham 01702  
Phone: 508 879 7921 Email: \_\_\_\_\_  
Agent's Name: George Connors Esq  
Agent's Address: 10 S.W. Lutoff, Northborough MA 01532  
Agent's Phone: 508-393-9727 Agent's Email: george@connorslaw.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): N/A  
Date structure was built? (Buildings built before 1940 may need review by Historical Commission.): pre 1950  
Is the property within 100 ft. of a wetland, within 200 ft. of a stream, or in a floodplain?: No

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

SPECIAL Permit

Extend Existing Non-Conforming Structure

What specific zoning bylaws is this application associated with?: 3.3 Non-Conforming Structures

**6. Justification for why the application should be approved:**

See Attached Narrative

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

Residential house Existing

Industrial Neighborhood with sporadic residential uses  
+ Mostly All w/ Dimensional Non-Conformities

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

**Signatures:**

Applicant/Agent: Geo. Connors Applicant's Name: Richard Barberi Mgr. Geo. Connors

Email Address: george@connorslaw.com Phone Number: 609-393-9727

Agent's Relationship to Applicant: Atty Firm: Geo. F. Connors Counselor at Law

Owner: [Signature] Owner's Name: Richard Barberi Mgr OFB

\*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](mailto: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	
21-25 Lots/Units	
26-74 Lots/Units	
75 or More Lots/Units	
20 or Fewer P-	
21	

3606  
53-7181/2113

FRALDARMOR+

Date: 10/3/2025

\$ 250  
Dollars

Photo Safe Deposit Details on back

**RICHARD P BARBIERI** 07-06  
**HAWTHORN** PH. 508-879-7921  
 7 DAISLEY PLACE  
 FRAMINGHAM, MA 01702

Pay to the Order of: TOWN OF ASHLAND  
two hundred + fifty

MP

Purs above **MUTUALONE BANK**

For ZBA

ZBA requires public hearings for the following:

Abutter - 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.

**George F. Connors  
Counselor At Law**

10 Southwest Cutoff, Northboro, MA 01532  
Zero Cranberry Lane, Hopkinton, MA 01748  
Phone (508) 393-6055 • Fax (508) 393-5242  
george@gfconnorslaw.com

Ashland Zoning Board  
Town Hall  
Ashland, MA 01721

December 29, 2025

Re: Special Permit petition for 35 Nickerson Road

Dear Members of the Board:

Petition of ORB Investments LLC for a Special Permit pursuant to Section 3.3.4  
Nonconforming Structures of the Ashland Zoning Bylaw:-

**3.3.4**

Variance Required. Except as provided in subsection **3.3.5**, below, the reconstruction, extension or structural change of a nonconforming structure in such a manner as to increase an existing nonconformity, or create a new nonconformity shall require a variance; provided, however, that the extension of an exterior wall at or along the same nonconforming distance within a required yard, shall require the issuance of a special permit from the Board of Appeals.

Applicant owns a dimensionally substandard lot at 35 Nickerson Road. Assessors Map 25, Parcel 340, in the Industrial Zone consisting of 16,000 sf, requiring 30,000 under current zoning, and provides 100 feet of frontage where 150 is presently required. The lot contains a residential house in the industrial zone that predates the current zoning, and is not an allowed use, however it is protected as to use.

**3.3.5**

"Nonconforming Single and Two Family Residential Structures. Nonconforming single and two family residential structures may be reconstructed, extended, altered, or structurally changed upon a determination by the Building Inspector that such proposed reconstruction, extension, alteration, or change does not increase the nonconforming nature of said structure. The following circumstances shall not be deemed to increase the nonconforming nature of said structure:

**(A).**

alteration to a structure located on a lot with insufficient area which complies with all current setback, yard, building coverage, and building height requirements,

**(B).**

alteration to a structure located on a lot with insufficient frontage which complies with all current setback, yard, building coverage, and building height requirements.

**(C).**

alteration to a structure which encroaches upon one or more required yard or setback areas, where the alteration will comply with all current setback, yard, building coverage and building height requirements.”

In the event that the Building Inspector determines that the nonconforming nature of such structure would be increased by the proposed reconstruction, extension, alteration, or change, the Board of Appeals may, by special permit, allow such reconstruction, extension, alteration, or change where it determines that the proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood.

The property is improved as of around 1954 with an existing dwelling whose position encroaches upon both the front yard setback and the side yard setback to the east.

The provisions of 3.3.4 allow for the extension of the ‘structure’ “...along the same nonconforming distance within a required yard...”

Special Permit criteria

**9.3.2**

Criteria. Special permits shall be granted by the Special Permit Granting Authority, unless otherwise specified herein, only upon its written determination that 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. In addition to any specific factors that may be set forth in this By-Law, the determination shall include consideration of each of the following:

**1.**

Community needs served by the proposal;

**2.**

Traffic flow and safety, including parking and loading;

**3.**

Adequacy of utilities and other public services;

**4.**

Neighborhood character and social structures;

**5.**

Impacts on the natural environment; and

**6.**

Potential fiscal impact, including impact on town services, tax base, and employment.

RESPONSE:

1. The community, in any and all master plans, notes the paucity of affordable housing stock. This use provides for continuing a work force’ housing unit.

2. This area is industrialized with significant traffic flow; it is clear the small scale of this proposal will not appreciably increase traffic flow. Parking will be enhanced with the construction of the garage.
3. All utilities are available to the site and currently functioning.
4. The neighborhood character is a mix of housing and commercial activities generally targeted to heavier operations (ie landscapers, trash haulers, tree cutters etc.)
5. There are no deleterious impacts to the natural environment where the site is currently used.
6. There would be no appreciable changes to the fiscal impacts except for a taxable basis on the property.

Under the Powers Test for changes to non-conformities:

*Powers v. Building Inspector of Barnstable*, 363 Mass. 658 (1978).

- (a) The resulting use does not reflect the nature and purpose of the use existing when the zoning law took effect which made it nonconforming; *or*
- (b) There is a difference in the quality or character, as well as the degree, between the resulting use and the originally protected use; *or*
- (c) The resulting use is different in kind in its effect on the neighborhood from the originally protected use.

Here the addition of a garage will:

- (a) Comport with the original and current use. Zoning changed from the original construction and use of the property.
- (b) There is no discernable change to the use of the property by simply extending the structure for enclosed space of a garage.
- (c) The heavy industrial nature of the existing neighborhood will not be impacted by this use which constitutes about 1 % of the area. (16,000/1,584,626 sf (see GIS map attached))

Enabling Statute:

**MGL C 40A S6**

“... Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the permit granting authority or by the special permit granting authority designated by ordinance or by-law that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood.”



For all the above criteria the applicants request for a Special Permit comports with the Zoning Bylaw, Statute, and case law.

Very truly,

  
ORB Investments LLC,

By their attorney

George Connors

Encls.

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PARID: 0140250034000000  
FLAHERTY PAUL F

MUNICIPALITY: ASHLAND  
35 NICKERSON RD

LUC  
PAF

Property Information

Property Location: 35 NICKERSON RD  
Class: R-RESIDENTIAL  
Use Code (LUC): 101-SINGLE FAMILY RESIDENCE  
District: MA014 - ASHLAND  
Deeded Acres: .3673  
Square Feet: 16,117

Owner

Owner: FLAHERTY PAUL F  
Co-Owner: TRS WILLOW TREE REALTY TRUST  
City: FRAMINGHAM  
Address: 7 DAISLEY PLACE  
State: MA  
Zip Code: 01701

Sales

Sale Date (D/M/Y) Book/Page Sale Price Grantee: Grantor:  
05-01-2024 82373-0501 \$450,000 ORB INVESTMENTS LLC FLAHERTY PAUL F  
12-06-1985 16218-322 \$79,900 FLAHERTY PAUL F WHITE MARGARET

Owner History

Tax Year: 2025  
Owner: FLAHERTY PAUL F  
Co-Owner: TRS WILLOW TREE REALTY TRUST  
Sale Care Of: ORB INVESTMENTS LLC  
State: MA  
City: FRAMINGHAM  
Address: 7 DAISLEY PLACE  
Zip Code: 01701  
Deed Book/Page: 16218/0322

Land

Land Line #	Land Type	Land Code	Class	Square Feet	Acres	Suppressed	CH61B %	Infl %	Infl Reason	Infl 2 %	Infl 2 Reason
1	S-SQUARE FOOT	P-PRIMARY	101-SINGLE FAMILY RESIDENCE	16,000	.37	N					

Total:

Middlesex South Registry of Deeds  
Electronically Recorded Document

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Recording Information

Document Number : 1493  
Document Type : DEED  
Recorded Date : January 05, 2024  
Recorded Time : 09:15:18 AM  
  
Recorded Book and Page : 82373 / 501  
Number of Pages(including cover sheet) : 3  
Receipt Number : 2968566  
Recording Fee (including excise) : \$2,207.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 01/05/2024 09:15 AM  
Ctrl# 384598 12906 Doc# 00001493  
Fee: \$2,052.00 Cons: \$450,000.00  
\*\*\*\*\*

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)

Property address: 35 Nickerson Road, Ashland, MA 01721

QUITCLAIM DEED

I, Paul F. Flaherty, Trustee of the Willow Tree Realty Trust u/d/t dated June 12, 1985 recorded with the Middlesex South District Registry of Deeds in Book 16218, Page 313, as amended, as evidenced by a Trustee's Certificate dated May 13, 2020 recorded with said Deeds in Book 74787, Page 100, of Framingham, Massachusetts for consideration paid and in full consideration of Four Hundred Fifty Thousand and 00/100 (\$450,000.00) dollars, grant to ORB Investments LLC, a Massachusetts limited liability company with a principal place of business of 7 Daisley Place, Framingham, Massachusetts 01701

*with quitclaim covenants,*

The land in Ashland, Middlesex County, Massachusetts, with the buildings thereon, shown as a parcel containing 16,000 square feet, more or less, on Plan entitled "Plan of Land in Ashland, property of Anna DeCoff, Sept. 4, 1952, Schofield Brothers, Reg. Civil Engineers", recorded with Middlesex South District Registry of Deeds as Plan No. 1607 of 1952, Book 7965, Page 13, being more particularly bounded and described as follows:

- Southerly by Nickerson Road, 100.00 feet;
- Westerly by land now or formerly of Anna DeCoff, 160.00 feet;
- Northerly by other land now or formerly of Anna DeCoff, 100.00 feet; and
- Easterly by land now or formerly by George Munga, et ux, 160.00 feet.

For Grantor's title see Deed dated June 12, 1985, recorded with the Middlesex South District Registry of Deeds in Book 16218, Page 322.

Grantor hereby affirms under the penalties of perjury that the property conveyed herein was not the owner-occupied principal residence of the Grantor and thus is not Homestead Property.

[Signature Page Follows]

Witness my hand and seal this 4<sup>th</sup> day of January, 2024.

Paul F. Flaherty, Trustee

Paul F. Flaherty, Trustee of the  
Willow Tree Realty Trust

**COMMONWEALTH OF MASSACHUSETTS**

County of Middlesex

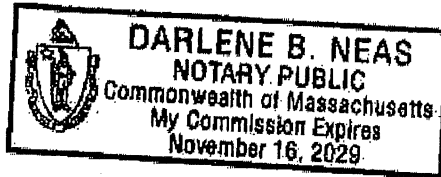
January 4, 2024

On this 4<sup>th</sup> day of January, 2024, before me, personally appeared Paul F. Flaherty, Trustee of the Willow Tree Realty Trust, and proved to me through satisfactory evidence of identification, which was MA driver's license, to be the person whose name is signed on the above document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Darlene B. Neas

Notary Public:

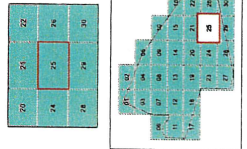
My Commission Expires:



cmcjht#778762

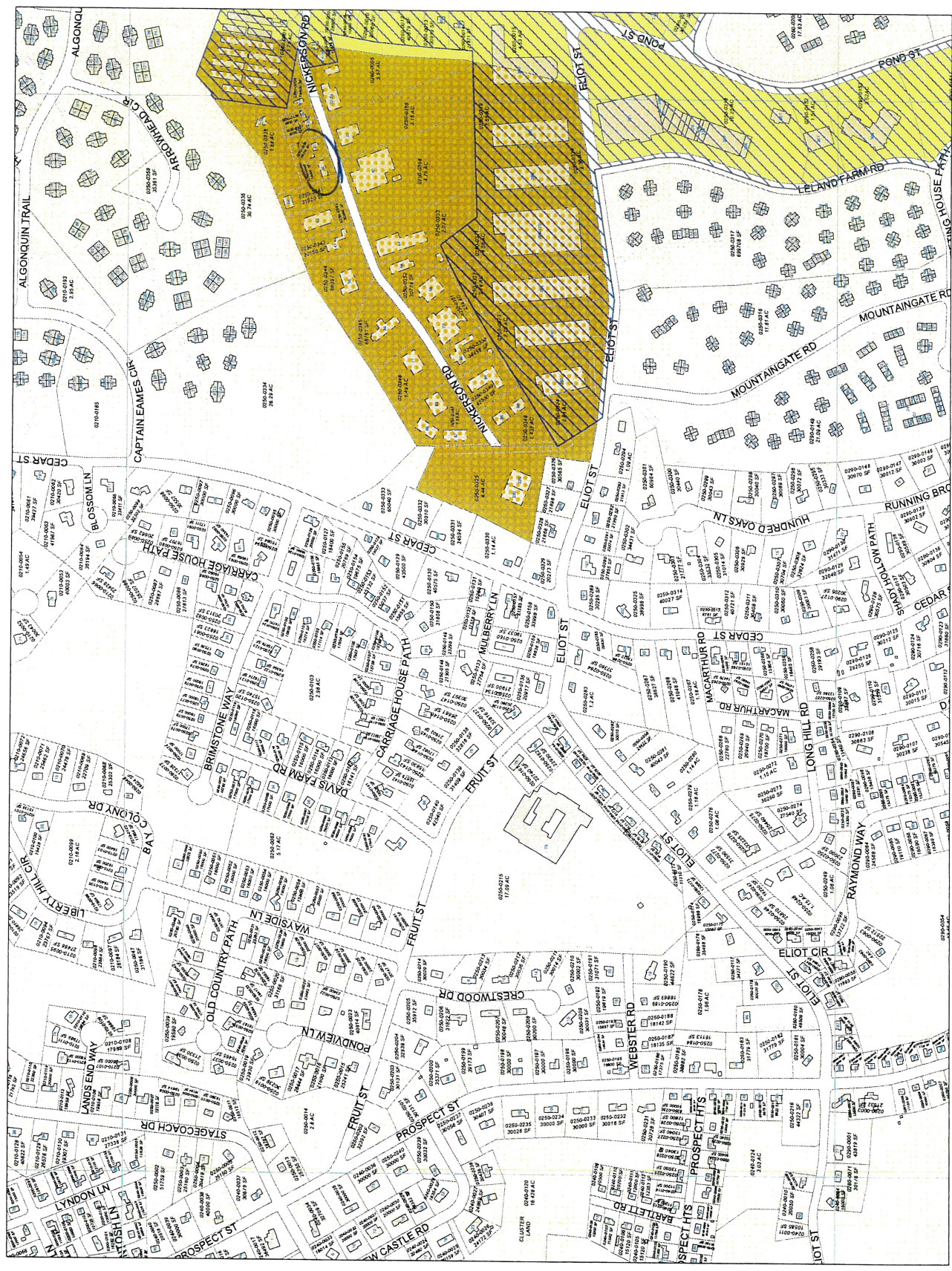


- LEGEND**
- GPOD
  - ADD A
  - POND ST OVERLAY DISTRICT
  - SOLAR OVERLAY
  - ASSESSOR MAP GRID
  - BUILDINGS
  - TRAIN LINE
  - TRAIN RIGHT OF WAY
  - WATER RIDGES
  - TAX PARCELS
  - ZONING DISTRICTS**
  - RESIDENTIAL
  - RESIDENTIAL A
  - RESIDENTIAL B
  - RESIDENTIAL MULTI-FAMILY
  - COMMERCIAL
  - ADD B
  - ADD C
  - DOWNTOWN COMMERCE
  - HIGHWAY COMMERCE
  - OFFICE COMMERCE
  - VILLAGE COMMERCE
  - NEIGHBORHOOD COMMERCE
  - INDUSTRIAL
  - RAIL TRANSIT DISTRICT**
  - RTD A
  - RTD B
  - RTD C
  - RTD D
  - RTD E
  - WILDLAND MIXED USE DISTRICT**
  - WAUSD A
  - WAUSD B
  - WAUSD C
  - WAUSD D
  - WAUSD E
  - WAUSD BUFFER
  - OTHER**
  - QUARRY REMEDIATION
  - RAIL RIGHT OF WAY



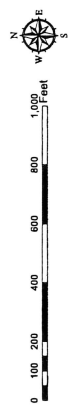
DATE: 10/20/17

**25**

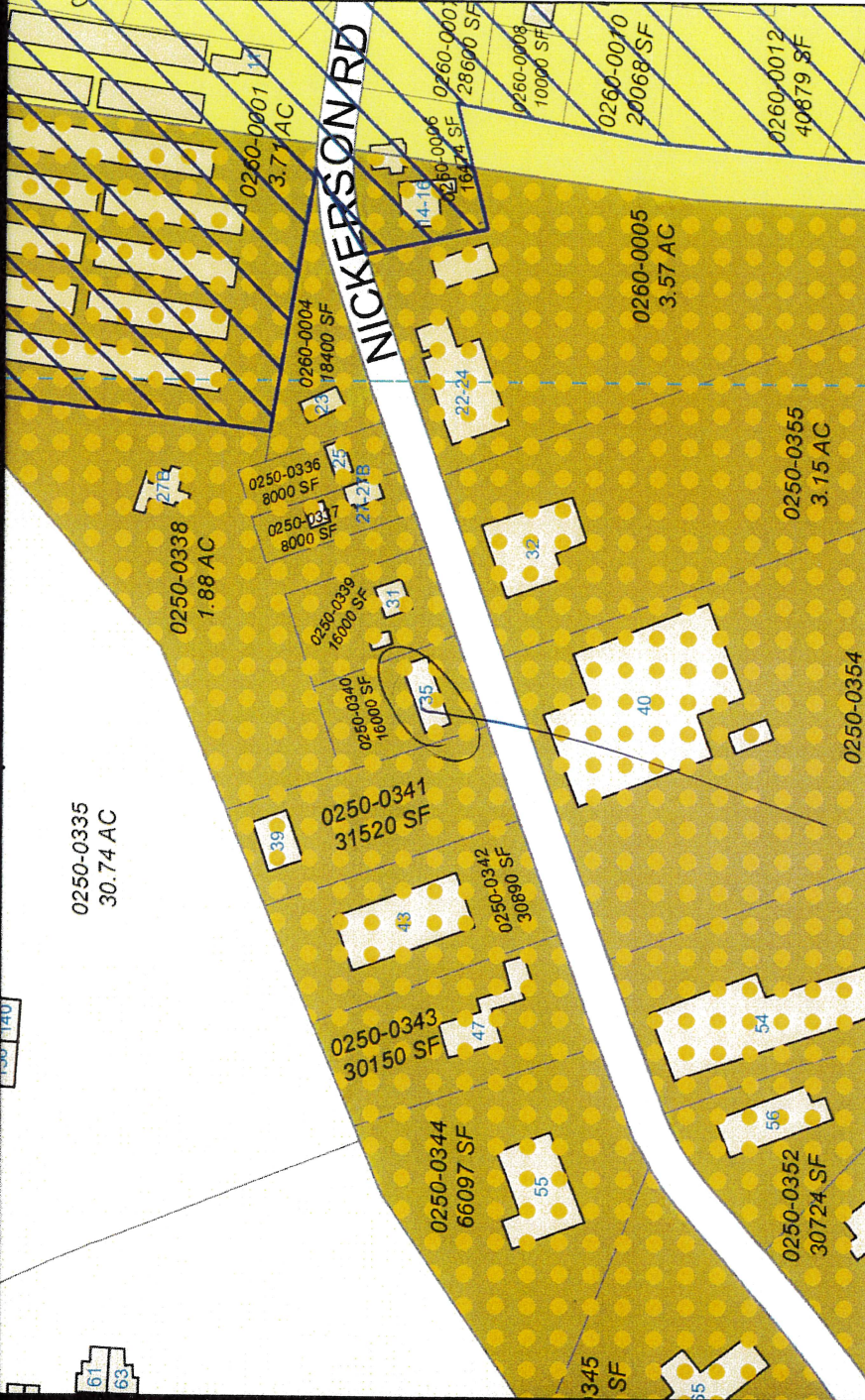


Information shown on this map is from the Ashland GIS database. The Town of Ashland does not guarantee the accuracy of the information. Users are responsible for determining its usability for their intended use or purpose. Parcel lines depict approximate boundaries of land ownership by land owner only. Easements shown are approximate and the information is incomplete. Parcel data conforms to MassGIS Level 3 Standards.

**TOWN OF ASHLAND - 2017 ZONING ATLAS**



*MAP 25/lot 34  
Blow up next sheet  
10/20/17*



#35 locus  
 MA 25/lot 340

- Profile
- Sales
- Owner History
- Land
- Residential**
- Commercial
- OBY-Detached Structure
- Entrances
- Permits
- Values
- Map
- Sketch
- Photos
- Pictometry

PARID: 0140250034000000 MUNICIPALITY: ASHLAND LUC: 101  
 FLAHERTY PAUL F 35 NICKERSON RD PARCEL YEAR: 2025

Residential Card Summary

Card/Building: 1  
 Stories: 1  
 Condition: 3 - GOOD  
 Grade: C+ - ABOVE AVERAGE  
 CDU: GD - GOOD  
 Exterior Wall: AV - ALUMINUM-VINYL  
 Style: RN - RANCH  
 Year Built: 1954  
 Effective Year: 1995  
 Square Feet of Living Area: 936  
 Total Rooms: 5  
 Bedrooms: 3  
 Full Baths: 1  
 Half Baths: 0  
 Additional Fixtures: 0  
 Roofing Material: AS - ASPHALT-SHING  
 Heating: H - STEAM  
 Fuel Type: G - GAS  
 Dwelling Value: \$206,300

Sections

Card #	Addition #	Lower	First	Second	Third	Area	RC/LD
1	0					936	0

1 of 1  
 Return to Search Results

Actions

- Printable Summary
- Printable Version

Reports

- CSV Export
- Mailing List
- Res PRC
- COM PRC

Go

Disclaimer

The municipalities make no representations or warranties as to the suitability of this information for your particular purpose, and that to the extent you use or implement this information in your own setting, you do so at your own risk. The information provided herewith is solely for your own use and cannot be sold. In no event will the Commonwealth of Massachusetts be liable for any damages whatsoever, whether direct, consequential, incidental, special,

THE TIES TO THE LOT LINES SHOWN HEREON ARE NOT TO BE USED IN THE SETTING OF FENCES, HEDGES, ETC. THE PROPOSED BUILDING SHOWN HEREON WILL REQUIRE APPROVAL FROM THE TOWN OF ASHLAND ZONING BOARD OF APPEALS.

THE LOT SHOWN AND THE DWELLING THEREON ARE NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF ASHLAND, MAP NUMBER 25017C0631F, DATED JULY 7, 2014.

EXISTING LOT COVERAGE = 1,477/16,000 = 9.2%  
 PROPOSED LOT COVERAGE = 4,477/16,000 = 28.0%

ZONED: INDUSTRIAL  
 AREA = 30,000 sf  
 FRONTAGE = 150 feet  
 SETBACKS: FRONT = 40 feet  
 SIDE = 30 feet  
 REAR = 30 feet

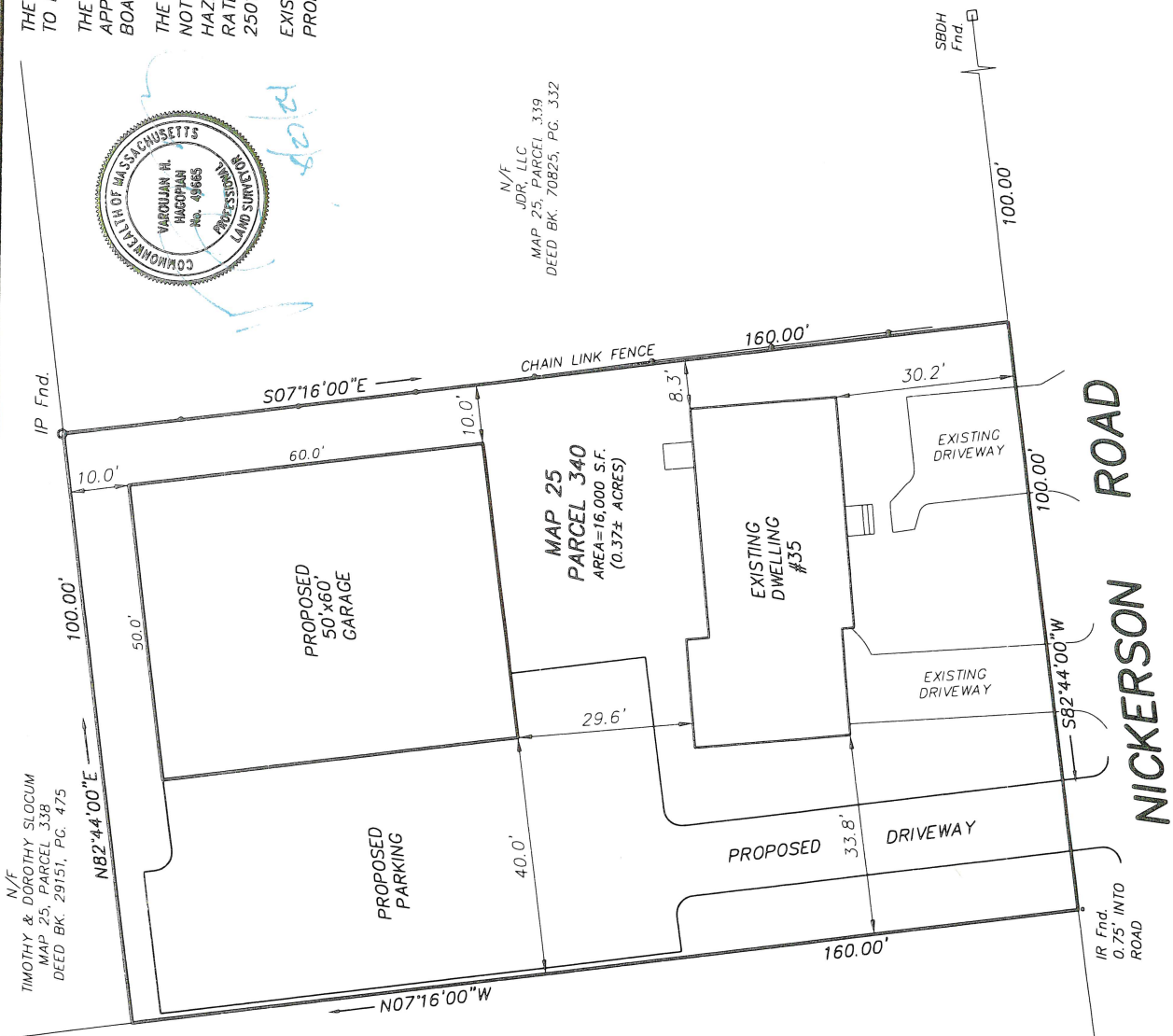
PREPARED FOR:  
 ORB INVESTMENTS, LLC  
 7 DAISLEY PLACE  
 FRAMINGHAM, MA 01701

DATE: AUG. 27, 2024 SCALE: 1" = 20'

**ZBA PETITION PLAN**  
**35 NICKERSON ROAD**  
**ASHLAND, MA**  
**CONNORSTONE ENGINEERING**  
 CONSULTING CIVIL ENGINEERS  
 AND LAND SURVEYORS  
 10 SOUTHWEST CUTOFF, SUITE 7  
 NORTHBOROUGH, MASSACHUSETTS 01532



N/F  
 JDR, LLC  
 MAP 25, PARCEL 339  
 DEED BK. 70825, PG. 332



N/F  
 TIMOTHY & DOROTHY SLOCUM  
 MAP 25, PARCEL 338  
 DEED BK. 29151, PG. 475

N/F  
 MICHAEL MCQUIRE  
 MAP 25, PARCEL 341  
 DEED BK. 15317, PG. 21

PLAN No. 1477 OF 1955

*Reduced S&HP  
 see Plan C End*

35 Nicholson Industrial Zone

- Layers**
- Solar Overlay District
- Zoning**
- Res A
  - Res B
  - Res. Multi Family
  - ADD - B
  - ADD - C
  - Downtown Commerce
  - Highway Commerce
  - Village Commerce
  - NBHD Commerce
  - Industrial
  - Quarry-Reined
  - RTD - A
  - RTD - B
  - RTD - C
  - RTD - D
  - RTD - E
  - RTD - F
  - WMUSD - A
  - WMUSD - B
  - WMUSD - C
  - WMUSD - D
  - WMUSD - E

- Base Maps**
- OpenStreetMap
  - MA Base Map with Buildings & Parcels
  - 2011-2012 MassGIS Orthos
  - 2019 MassGIS Orthos
  - 2008 Ortho Basemap
  - 2013 Ortho Basemap
  - Town Base Map

Map Info 1:03 PM 6/12/2024

regis - Micro... Outlook IP... Loading M... MapOnline... Town of As... New Tab - G... New Tab - G... New Tab - G... Tredwellism... Type here to search



LOT SIZE/FRONTAGE Comparison



- Sales
- Owner History
- Land
- Residential
- Commercial
- OBV-Detached Structure
- Entrances
- Permits
- Values
- Map
- Sketch
- Photos**
- Pictometry



06/26/2024 Front

Disclaimer

The municipalities make no representations or warranties as to the suitability of this information for your particular purpose and that to the extent you use or implement this information in your own setting, you do so at your own risk.

#35 Nickerson  
Current condition  
Post Renovation



- Profile
- Sales
- Owner History
- Land
- Residential
- Commercial
- OBX-Detached Structure
- Entrances
- Permits
- Values
- Map
- Sketch
- Photos
- Pictometry**

**Disclaimer**

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*Locos 35 Nickerson*  
*Note Garage Removal*



↖ Locals  
 w/ House pre Renovations  
 (Primarily Remove portion Garage  
 see current cont. Plot Plan)

- Layers**
- RTD - C
  - RTD - D
  - RTD - E
  - RTD - F
  - W/USD - A
  - W/USD - B
  - W/USD - C
  - W/USD - D
  - W/USD - E
  - W/USD - BUFFER
  - ROADWAY
  - RAIL RIGHT OF WAY
  - WATER

- Wetlands**
- Deep Marsh
  - Open Water
  - Shallow Herbaceous Meadow/Fen
  - Shrub Swamp
  - Upland
  - Wooded Swamp Deciduous

- Wetlands Buffer (25 Foot)
- Right of Ways

- Buildings**

- Base Maps**
- OpenStreetMap
  - MA Base Map with Buildings & Parcels
  - 2011-2012 MassGIS Orthos
  - 2019 MassGIS Orthos
  - 2008 Ortho Basemap
  - 2013 Ortho Basemap
  - Town Base Map

Type here to search



Nickerson Rd

Layers

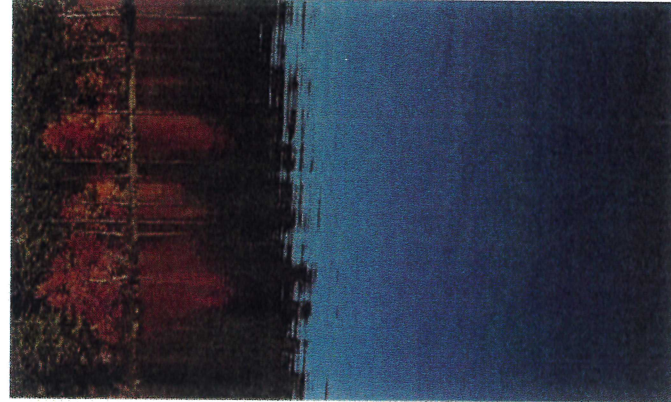
- Primary Database
- Announcements
- Borders and Labels
- Places
- Photos
- Roads
- 3D Buildings
- Weather
- Gallery
- More
- Terrain



↳ goods



6009



Options

Sort by: Parcel | Ascending | Results/page: 15

Click rows to view property details

All	Parcel	Owner Name	Property Address	LUC Jur
<input type="checkbox"/>	0140250033600000	MONACO ALFRED D	25 NICKERSON RD	101 MA014
<input type="checkbox"/>	0140250033700000	CIAMPAGLIA JOHN R	27 NICKERSON RD	101 MA014
<input type="checkbox"/>	0140250033800000	SLOCUM TIMOTHY J	27 B NICKERSON RD	101 MA014
<input type="checkbox"/>	0140250033900000	JDR LLC	31 NICKERSON RD	101 MA014
<input type="checkbox"/>	0140250034000000	FLAHERTY PAUL F	35 NICKERSON RD	101 MA014
<input type="checkbox"/>	0140250034100000	AMALFI MICHAEL A	39 NICKERSON RD	390 MA014
<input type="checkbox"/>	0140250034200000	BARBIERI RICHARD P	43 NICKERSON RD	316 MA014
<input type="checkbox"/>	0140250034300000	DEPAOLO REALTY VENTURES II LLC	47 NICKERSON RD	333 MA014
<input type="checkbox"/>	0140250034400000	DEPAOLO REALTY VENTURES LLC	55 NICKERSON RD	314 MA014
<input type="checkbox"/>	0140250034500000	GHR HOLDINGS INC	65 NICKERSON RD	400 MA014
<input type="checkbox"/>	0140250034600000	KALMIA PROPERTIES LLP	71 NICKERSON RD	402 MA014
<input type="checkbox"/>	0140250034700000	LF LLC	83 - 87 NICKERSON RD	316 MA014
<input type="checkbox"/>	0140250034800000	LF LLC	96 - 98 NICKERSON RD	316 MA014
<input type="checkbox"/>	0140250034900000	THREE BUBBAS PROPERTY HOLDING...	94 NICKERSON RD	400 MA014
<input type="checkbox"/>	0140250035000000	NINETY TWO NICKERSON ROAD LLC	92 NICKERSON RD	316 MA014

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**Disclaimer**

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Search by: Property Address, Number, Direction, Street \*, Unit#

Property Address: NICKERSON

Filter By: -Any- Jurisdiction

Options: Sort by: Parcel, Ascending, Results/page: 15

Displaying 16 of 25

Parcel	Owner Name	Property Address	LUC Jur
<input type="checkbox"/> 0140250035100000	GAZUMP LLC	72 NICKERSON RD	400 MA014
<input type="checkbox"/> 0140250035200000	58 NICKERSON ROAD LLC	58 -62 NICKERSON RD	316 MA014
<input type="checkbox"/> 0140250035300000	DYNEX/RIVETT INC	54 NICKERSON RD	401 MA014
<input type="checkbox"/> 0140250035400000	NICKERSON ROAD ASSOCIATES	40 NICKERSON RD	400 MA014
<input type="checkbox"/> 0140250035500000	32 NICKERSON ROAD LLC	32 NICKERSON RD	316 MA014
<input type="checkbox"/> 0140260000100000	GAZARD NICKERSON ROAD LLC	11 NICKERSON RD	316 MA014
<input type="checkbox"/> 0140260000400000	DE PADILLA GRACIELA ARGUETA	23 NICKERSON RD	101 MA014
<input type="checkbox"/> 0140260000500000	FEA LLC	22 NICKERSON RD	031 MA014
<input type="checkbox"/> 0140260000600000	MAHIMTURA MUKESH C	14 -16 NICKERSON RD	031 MA014
<input type="checkbox"/> 0140260000800000	PELLETIER RAYMOND G	0 NICKERSON RD REAR	392 MA014

Selection Manager: Select page all, Deselect page all, Search Manager, View List - Map

Reports: CSV Export, Mailing List, Res PRC, COM PRC

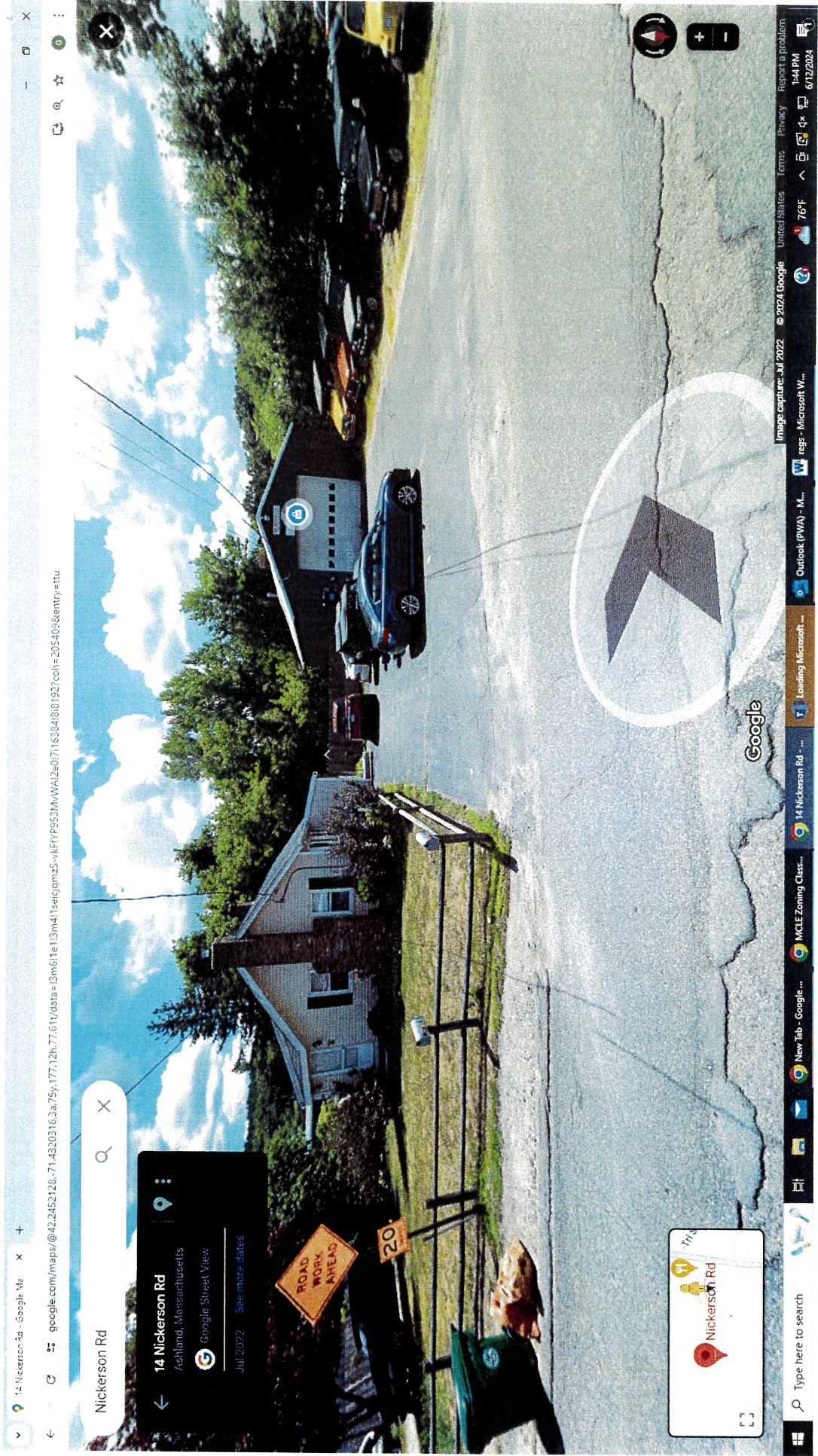
Printable Version | Results Page: << Prev 1 [2] Go

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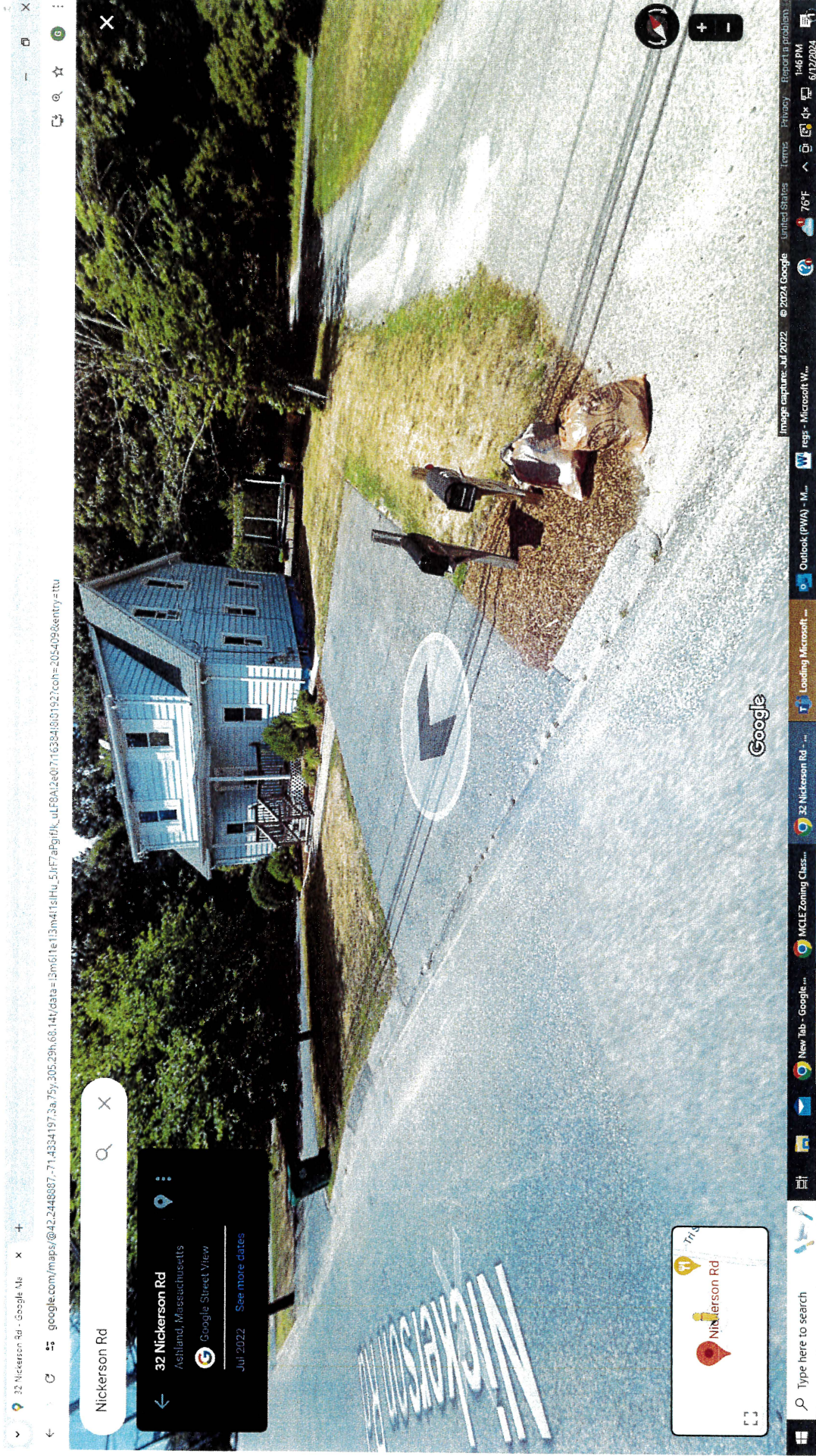
The municipalities make no representations or warranties as to the suitability of this information for your particular purpose, and that to the extent you use or implement this information in your own setting, you do so at your own risk.



General Neighborhood Context  
mixed uses



General Neighborhood Center 7  
Mixed uses



General neighborhood context  
mixed uses



Nickerson Rd

25 Nickerson Rd  
 Zuchland, Massachusetts  
 Google Street View  
 Jul 2022 See more dates

Nickerson Rd

General neighborhood context  
 mixed uses

**TOWN OF ASHLAND  
APPLICATION FOR ABUTTERS LIST**

Owner's Name ORB Investments LLC

Subject Parcel Address 35 NICKERSON RD

Map and Parcel # 0140250034

**WITHIN HOW MANY FEET DO YOU NEED ABUTTERS?**

Immediate     100 Feet     300 Feet     Other - Please Specify \_\_\_\_\_

**PLEASE INDICATE WHICH DEPARTMENT THIS LIST IS FOR.**

Inspection Services     Zoning Board     Planning Board  
 Conservation Commission     Select Board     Board of Health

**PLEASE INDICATE BELOW HOW YOU WOULD LIKE TO BE CONTACTED**

CONTACT NAME (if different from above): CONNORSTONE ENGINEERING, INC.

MAIL: 10 SW Gutoff # 7

Northboro MA 01532

PHONE #: (508) 393-9727

FAX # \_\_\_\_\_

**IF YOU WISH TO RECEIVE THIS LIST BY EMAIL PLEASE LIST EMAIL ADDRESS BELOW.\*\***

EMAIL ADDRESS: rcwmf@csei.net

**COST: \$2.00 PER PARCEL/PER ABUTTER WITH A MAXIMUM OF \$50.00.**

Cash or personal checks are accepted. Please make checks out to Town of Ashland.

{{{No abutters lists are to be faxed, mailed or picked up in person until we have payment.}}}

**ASHLAND BOARD OF ASSESSORS**

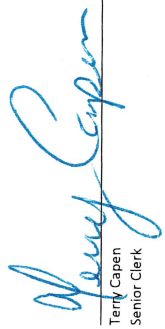
THE LIST IS VALID FOR 90 DAYS FROM CERTIFICATION DATE. THE BOARD OF ASSESSORS RESERVES 10 WORKING DAYS TO PROVIDE ALL CERTIFIED LISTS OF ABUTTERS.

PARCEL ID	PARCEL ADDRESS	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
014/025-0-0335-0100.1	241 ALGONQUIN TRAIL	VIKAS FNU	RAVILLA KAVITHA SHRAVANI	241 ALGONQUIN TRAIL	ASHLAND	MA	01721
014/025-0-0335-0100.2	239 ALGONQUIN TRAIL	SAHOO RUPAM	GHOSH PAMELA	239 ALGONQUIN TRAIL	ASHLAND	MA	01721
014/025-0-0335-0100.3	223 ALGONQUIN TRAIL	KARRA STEPHEN P	TRUSTEE STEPHEN P KARRA REVOCABLE TRUST	223 ALGONQUIN TRAIL	ASHLAND	MA	01721
014/025-0-0335-0100.4	225 ALGONQUIN TRAIL	SACK AMY		225 ALGONQUIN TRAIL	ASHLAND	MA	01721
014/025-0-0335-0200.1	237 ALGONQUIN TRAIL	SINGHAL RAHUL		237 ALGONQUIN TRAIL	ASHLAND	MA	01721
014/025-0-0335-0200.2	235 ALGONQUIN TRAIL	CHIPLINKAR MRUNAL		235 ALGONQUIN TRAIL	ASHLAND	MA	01721
014/025-0-0335-0200.3	235 ALGONQUIN TRAIL	LUCCHETTI CAROLINE	TRUSTEE OF THE CAROLINE LUCCHETTI TRUST	235 ALGONQUIN TRAIL	ASHLAND	MA	01721
014/025-0-0335-0200.4	217 ALGONQUIN TRAIL	MORAN PAUL ROBERT		217 ALGONQUIN TRAIL	ASHLAND	MA	01721
014/025-0-0335-0300.1	233 ALGONQUIN TRAIL	DENNEHY MARYELLEN	LINDA LYON MORAN	233 ALGONQUIN TRAIL	ASHLAND	MA	01721
014/025-0-0335-0300.2	231 ALGONQUIN TRAIL	DRUKER ALLA & PETER	TRUSTEES OF THE DRUKER FAMILY TRUST	231 ALGONQUIN TRAIL	ASHLAND	MA	01721
014/025-0-0335-0300.3	205 ALGONQUIN TRAIL	REDDEN KIMBERLY A		205 ALGONQUIN TRAIL	ASHLAND	MA	01721
014/025-0-0335-0300.4	207 ALGONQUIN TRAIL	DELBONO ELIZABETH A		207 ALGONQUIN TRAIL	ASHLAND	MA	01721
014/025-0-0335-0400.1	203 ALGONQUIN TRAIL	ADHYAPAK SHALVI		203 ALGONQUIN TRAIL	ASHLAND	MA	01721
014/025-0-0335-0400.2	201 ALGONQUIN TRAIL	FEJER DONATA D		201 ALGONQUIN TRAIL	ASHLAND	MA	01721
014/025-0-0335-0400.3	2 ARROWHEAD CIRCLE	THIRUNAVUKARASU SHANKER BABU & DEENADAYALAN DIVYA		2 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-0400.4	4 ARROWHEAD CIRCLE	CHIRBA MARY ANN	TRSTS THIRUNAVUKARASU-DEENADAYALAN LIVING TR	4 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-0500.1	211 ALGONQUIN TRAIL	GOROKHOVSKY IRENE & ALEC	TRUSTEES OF THE GOROKHOVSKY FAMILY TRUST	211 ALGONQUIN TRAIL	ASHLAND	MA	01721
014/025-0-0335-0500.2	209 ALGONQUIN TRAIL	THOMAS PRIVY		209 ALGONQUIN TRAIL	ASHLAND	MA	01721
014/025-0-0335-0500.3	12 ARROWHEAD CIRCLE	ROWELL BARBARA D	TRUSTEE BARBARA D ROWELL REVOCABLE	12 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-0500.4	14 ARROWHEAD CIRCLE	VAMARAJU MALLIKHARJUN	MANCHIRAJU VENKATA NAGA RAMYA	14 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-0600.1	221 ALGONQUIN TRAIL	QING WEIGUO	CAI YINGNA	221 ALGONQUIN TRAIL	ASHLAND	MA	01721
014/025-0-0335-0600.2	219 ALGONQUIN TRAIL	SHARMA PRAVEEN	SARASWAT SHWETA	219 ALGONQUIN TRAIL	ASHLAND	MA	01721
014/025-0-0335-0600.3	16 ARROWHEAD CIRCLE	GLUZ YEVGENY B & TATYANA L	TRSTS YEVGENY B GLUZ AND TATYANA L GLUZ FAMILY	16 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-0700.1	22 ARROWHEAD CIRCLE	BREWER JANE E	KARULKAR SHRUTI	22 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-0700.2	20 ARROWHEAD CIRCLE	MARTINES NICHOLAS		20 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-0700.3	30 ARROWHEAD CIRCLE	TOKAR MIKHAIL & ZINOVY		30 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-0700.4	32 ARROWHEAD CIRCLE	GAMBE AMEYA SANJAY		32 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-0800.1	36 ARROWHEAD CIRCLE	DAVIS SCOTT T		36 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-0800.2	34 ARROWHEAD CIRCLE	BHANNOT JATIN		34 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-0800.3	40 ARROWHEAD CIRCLE	GIBBONS JOHN F & MARY ANN	TRUSTEES 42 ARROWHEAD CIRCLE REALTY TRUST	40 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-0800.4	42 ARROWHEAD CIRCLE	ERNEST ROBERT A	JUDITH ERNEST	42 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-0900.1	46 ARROWHEAD CIRCLE	GUTHMANN JAMES		46 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-0900.2	50 ARROWHEAD CIRCLE	CHIN BRUCE		50 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-0900.3	52 ARROWHEAD CIRCLE	AKOPZHANOV VITALY	ASRIYAN DIANA	52 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1000.1	60 ARROWHEAD CIRCLE	VLADIMIROV VITALY	ANAID POGOSYAN VLADIMIROV	60 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1000.2	56 ARROWHEAD CIRCLE	LOCKE COLLEEN M	CAIN JONATHAN R	56 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1000.3	54 ARROWHEAD CIRCLE	JUJI THILASEEDHARA KURUP	ASWATHY SHEENA	54 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1000.4	58 ARROWHEAD CIRCLE	YEDDULA VENKATA SREEKANTH	MADHURI YEDDULA	58 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1100.1	136 ARROWHEAD CIRCLE	JONES ROBERT M	ARIJUNE-JONES NATALIE A	136 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1100.2	62 ARROWHEAD CIRCLE	MAGUIRE ROBERT M	TRUSTEE OF THE ROBERT M MAGUIRE TRUST	62 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1100.3	64 ARROWHEAD CIRCLE	BEN-ISRAEL SHUKI	TRST FOUR HUNDRED NINETY NINE WORCESTER	64 ARROWHEAD CIRCLE	FRAMINGHAM	MA	01701
014/025-0-0335-1100.4	134 ARROWHEAD CIRCLE	GASSIRARO EUGENE E		134 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1200.1	140 ARROWHEAD CIRCLE	LAZRI GIENGI	HAVARI EVIS	140 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1200.2	138 ARROWHEAD CIRCLE	STEER STEVEN	SHEILA STEER	138 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1200.3	154 ARROWHEAD CIRCLE	SAZZANO JOSEPH J	BRENDA SALZANO	154 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1200.4	156 ARROWHEAD CIRCLE	ATTLURI HARI		156 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1300.1	176 ARROWHEAD CIRCLE	SIVARAMAN SHRIRAM	DURASAMY SARANYA	176 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1300.2	160 ARROWHEAD CIRCLE	LIU CHANG		160 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1300.3	158 ARROWHEAD CIRCLE	CORREA-MARK CELINA M S		158 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1300.4	174 ARROWHEAD CIRCLE	BARON BARBARA J	SIJOSTEDT RICHARD A	174 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1400.1	132 ARROWHEAD CIRCLE	IOTA MANAGEMENT UBO	HETTIGE THELLAMBURE PABODHA	132 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1400.2	130 ARROWHEAD CIRCLE	MUDIYANSELAGE ASANGA BANDARA EKANAYAKA		130 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1400.3	150 ARROWHEAD CIRCLE	LARSSON DEREK J		150 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1400.4	152 ARROWHEAD CIRCLE	DELOV SERGEI	DELOVA OLGA	152 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1500.1	144 ARROWHEAD CIRCLE	SCHOTT JOHN J JR	CHELY A SCHOTT	144 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1500.2	105 ARROWHEAD CIRCLE	POLIKARPOVA NATALIA		105 ARROWHEAD CIRCLE	ASHLAND	MA	01721
014/025-0-0335-1500.3	107 ARROWHEAD CIRCLE	KUMAR ANIL	KASHYAP NANDINI	107 ARROWHEAD CIRCLE	ASHLAND	MA	01721

014/025.0-0335-1500.4	146 ARROWHEAD CIRCLE	OLEARY ARTHUR JR	146 ARROWHEAD CIRCLE	JANE M OLEARY	ASHLAND	MA	01721
014/025.0-0335-1600.1	164 ARROWHEAD CIRCLE	KULKARNI PRATHAMESH	164 ARROWHEAD CIRCLE	KSHIRSAGAR ASHLESHA	ASHLAND	MA	01721
014/025.0-0335-1600.2	200 ARROWHEAD CIRCLE	LITTMAN MAX	200 ARROWHEAD CIRCLE	CHASON ABIGAIL	ASHLAND	MA	01721
014/025.0-0335-1600.3	202 ARROWHEAD CIRCLE	LIGHTCAP REBECCA CLARK	202 ARROWHEAD CIRCLE		ASHLAND	MA	01721
014/025.0-0335-1600.4	166 ARROWHEAD CIRCLE	BITENSKY THEODORE D	166 ARROWHEAD CIRCLE		ASHLAND	MA	01721
014/025.0-0335-1700.1	170 ARROWHEAD CIRCLE	JESUDAS DINESH C	170 ARROWHEAD CIRCLE		ASHLAND	MA	01721
014/025.0-0335-1700.2	204 ARROWHEAD CIRCLE	SHALAGINOV ARKADI	204 ARROWHEAD CIRCLE	DINESH GRACE R	ASHLAND	MA	01721
014/025.0-0335-1700.3	206 ARROWHEAD CIRCLE	NAIR NAMITA RAJASEKHARAN	206 ARROWHEAD CIRCLE	SHADRINA NATALIA	ASHLAND	MA	01721
014/025.0-0335-1700.4	172 ARROWHEAD CIRCLE	KUZMIN ALEKSANDR	172 ARROWHEAD CIRCLE	ASWANTHI SIVANKUTTY NAIR	ASHLAND	MA	01721
014/025.0-0335-1800.1	208 ARROWHEAD CIRCLE	DASILVA CLAUDIO	208 ARROWHEAD CIRCLE	MALAKHOVA OLGA	ASHLAND	MA	01721
014/025.0-0335-1800.2	220 ARROWHEAD CIRCLE	BECK RICHARD	220 ARROWHEAD CIRCLE	DOSSANTOS MARIA SOLANGE	ASHLAND	MA	01721
014/025.0-0335-1800.3	212 ARROWHEAD CIRCLE	PERRY DAVID B	212 ARROWHEAD CIRCLE	TRUSTEE OF THE RICHARD BECK LIVING TRUST	ASHLAND	MA	01721
014/025.0-0335-1800.4	220 ARROWHEAD CIRCLE	SHUSTER GENNADY	220 ARROWHEAD CIRCLE	BETH A PERRY	ASHLAND	MA	01721
014/025.0-0335-1900.1	115 ARROWHEAD CIRCLE	O'BRIEN HOLLY C	115 ARROWHEAD CIRCLE	OLGA SHUSTER	ASHLAND	MA	01721
014/025.0-0335-1900.2	117 ARROWHEAD CIRCLE	UROVITCH JOSHUA	117 ARROWHEAD CIRCLE		ASHLAND	MA	01721
014/025.0-0335-1900.3	214 ARROWHEAD CIRCLE	ALEXE SORIN	214 ARROWHEAD CIRCLE		ASHLAND	MA	01721
014/025.0-0335-1900.4	212 ARROWHEAD CIRCLE	THEBERGE FRANCINE M	212 ARROWHEAD CIRCLE	GABRIELA ALEXE	ASHLAND	MA	01721
014/025.0-0335-2000.1	123 ARROWHEAD CIRCLE	KIPERBERG ALEKSANDR M	123 ARROWHEAD CIRCLE	TRUSTEE FRANCINE M THEBERGE REVOCABLE TRUST	ASHLAND	MA	01721
014/025.0-0335-2000.2	125 ARROWHEAD CIRCLE	KUMAR SANDEEP	125 ARROWHEAD CIRCLE	MARINA V KIPERBERG	ASHLAND	MA	01721
014/025.0-0335-2000.3	218 ARROWHEAD CIRCLE	WAGNER JACQUES J	218 ARROWHEAD CIRCLE	HELENE WAGNER	ASHLAND	MA	01721
014/025.0-0335-2100.1	91 ARROWHEAD CIRCLE	STAMOS BARBARA	91 ARROWHEAD CIRCLE	DEVARAJ SATHIYAPRIYA	ASHLAND	MA	01721
014/025.0-0335-2100.2	93 ARROWHEAD CIRCLE	DASARATHAN DEVARAJ	93 ARROWHEAD CIRCLE	PARANAJPE ASHWINI A	ASHLAND	MA	01721
014/025.0-0335-2100.3	121 ARROWHEAD CIRCLE	RANADE MILIND M	121 ARROWHEAD CIRCLE	ANASTASIYA SABINA	ASHLAND	MA	01721
014/025.0-0335-2100.4	119 ARROWHEAD CIRCLE	TIMOKHIN NATALIYA	119 ARROWHEAD CIRCLE	BHATTACHARYA DEBAMITA	ASHLAND	MA	01721
014/025.0-0335-2200.1	79 ARROWHEAD CIRCLE	YABLONSKI SIARHEI A	79 ARROWHEAD CIRCLE		ASHLAND	MA	01721
014/025.0-0335-2200.2	81 ARROWHEAD CIRCLE	MUKHOPHYAY SAIKAT	81 ARROWHEAD CIRCLE		ASHLAND	MA	01721
014/025.0-0335-2200.3	111 ARROWHEAD CIRCLE	BERROUET IRLANDE P	111 ARROWHEAD CIRCLE		ASHLAND	MA	01721
014/025.0-0335-2200.4	109 ARROWHEAD CIRCLE	LEGGETT KAREN J	109 ARROWHEAD CIRCLE		ASHLAND	MA	01721
014/025.0-0335-2300.1	71 ARROWHEAD CIRCLE	TSEPOTA ELENA	71 ARROWHEAD CIRCLE	TRUSTEE OF THE ELENA TSEPOTA LIVING TRUST	ASHLAND	MA	01721
014/025.0-0335-2300.2	73 ARROWHEAD CIRCLE	AFLECK RICHARD	73 ARROWHEAD CIRCLE		ASHLAND	MA	01721
014/025.0-0335-2300.3	103 ARROWHEAD CIRCLE	JAYDEV JAYAPRAKASH WALLAJA	103 ARROWHEAD CIRCLE	JAYAPRAKASH SARALA	ASHLAND	MA	01746
014/025.0-0335-2300.4	101 ARROWHEAD CIRCLE	GARGY ANURADHA	101 ARROWHEAD CIRCLE	VENKATESH GARGY	ASHLAND	MA	01721
014/025.0-0335-2400.1	77 ARROWHEAD CIRCLE	MOMTAHENI MEGAN M	77 ARROWHEAD CIRCLE		ASHLAND	MA	01721
014/025.0-0335-2400.2	85 ARROWHEAD CIRCLE	CHAN DIANE L	85 ARROWHEAD CIRCLE	TRUSTEE OF THE DIANE L CHAN REVOCABLE TRUST	ASHLAND	MA	01721
014/025.0-0335-2400.3	83 ARROWHEAD CIRCLE	LEVINE MARY E & SCOTT E	83 ARROWHEAD CIRCLE	TRUSTEES EIGHTY-FIVE ARROWHEAD CIRCLE REALTY TR	ASHLAND	MA	01721
014/025.0-0335-2400.4	75 ARROWHEAD CIRCLE	YOVICIN THOMAS J	75 ARROWHEAD CIRCLE		ASHLAND	MA	01721
014/025.0-0335-2500.1	87 ARROWHEAD CIRCLE	EDSON CAROLE L	87 ARROWHEAD CIRCLE		ASHLAND	MA	01721
014/025.0-0335-2500.2	89 ARROWHEAD CIRCLE	SIDDIQUI MOHAMMAD KHUSRO	89 ARROWHEAD CIRCLE	FAHEEM NIDA	ASHLAND	MA	01721
014/025.0-0335-2500.3	97 ARROWHEAD CIRCLE	AMANCHI VIJAY KUMAR	97 ARROWHEAD CIRCLE	DARAM SRAVANTHI	ASHLAND	MA	01721
014/025.0-0335-2500.4	95 ARROWHEAD CIRCLE	TOSCHES MARLENE M	95 ARROWHEAD CIRCLE	DUPREZ TERENCE E	ASHLAND	MA	01721
014/025.0-0335-2600.1	115 ALGONQUIN TRAIL	RAVISHANKAR HARIPRASAD	115 ALGONQUIN TRAIL	SUNDARAJAN LAKSHMI	ASHLAND	MA	01721
014/025.0-0335-2600.2	103 ALGONQUIN TRAIL	THIAGO BARRETO DE ANDRADE	103 ALGONQUIN TRAIL	DAYANA CARDOSO MARTIM	ASHLAND	MA	01721
014/025.0-0335-2600.3	101 ALGONQUIN TRAIL	MORRIS RICHARD	101 ALGONQUIN TRAIL	TERESA MORRIS	ASHLAND	MA	01721
014/025.0-0335-2600.4	117 ALGONQUIN TRAIL	SUNDARAJAN RANGESH	117 ALGONQUIN TRAIL		ASHLAND	MA	01721
014/025.0-0335-2700.1	135 ALGONQUIN TRAIL	AKESON MARK R	135 ALGONQUIN TRAIL	WENDY AKESON	ASHLAND	MA	01721
014/025.0-0335-2700.2	119 ALGONQUIN TRAIL	DUBEY AJAY KUMAR	119 ALGONQUIN TRAIL	NAROLIA KRITIKA	ASHLAND	MA	01721
014/025.0-0335-2700.3	121 ALGONQUIN TRAIL	SONKIN MARK	121 ALGONQUIN TRAIL	TATYANA SONKIN	ASHLAND	MA	01721
014/025.0-0335-2700.4	137 ALGONQUIN TRAIL	FRUMKIN VENJAMIN A	137 ALGONQUIN TRAIL	GARNITS IRENE A	ASHLAND	MA	01721
014/025.0-0335-2800.1	39 ARROWHEAD CIRCLE	PETRUZZELLI NICHOLAS STONE	39 ARROWHEAD CIRCLE		ASHLAND	MA	01721
014/025.0-0335-2800.2	139 ALGONQUIN TRAIL	KAHN MARVIN M	139 ALGONQUIN TRAIL	DEBRA KAHN	ASHLAND	MA	01721
014/025.0-0335-2800.3	141 ALGONQUIN TRAIL	CHONG KANG LING	141 ALGONQUIN TRAIL	LAMI CHI HUNG	ASHLAND	MA	01721
014/025.0-0335-2800.4	41 ARROWHEAD CIRCLE	KESELMAN MICHAEL & RIMMA	41 ARROWHEAD CIRCLE	TRUSTEES OF THE KESELMAN REVOCABLE TRUST	ASHLAND	MA	01721
014/025.0-0335-2900.1	35 ARROWHEAD CIRCLE	YANG YONGQIAN	35 ARROWHEAD CIRCLE	WENG ZHIWING	ASHLAND	MA	01721
014/025.0-0335-2900.2	133 ALGONQUIN TRAIL	KESELMAN MICHAEL & RIMMA	133 ALGONQUIN TRAIL		ASHLAND	MA	01721
014/025.0-0335-2900.3	131 ALGONQUIN TRAIL	GIRARD KAREN L	131 ALGONQUIN TRAIL	MILA BARANOVSKY	ASHLAND	MA	01721
014/025.0-0335-2900.4	37 ARROWHEAD CIRCLE	BARANOVSKY BORIS	37 ARROWHEAD CIRCLE	KAWANA JAIN	ASHLAND	MA	01721
014/025.0-0335-3000.1	31 ARROWHEAD CIRCLE	JAIN PRASHANT	31 ARROWHEAD CIRCLE	BLEKINA ALLA	ASHLAND	MA	01721
014/025.0-0335-3000.2	9 ARROWHEAD CIRCLE	TAMARKINE GRIGORI	9 ARROWHEAD CIRCLE	KRITIKA SINGH	ASHLAND	MA	01721
014/025.0-0335-3000.3	11 ARROWHEAD CIRCLE	SINGH SIDDHARTH	11 ARROWHEAD CIRCLE	GANGATHARAN UMEASH VAITHALINGAM	ASHLAND	MA	01721
014/025.0-0335-3000.4	33 ARROWHEAD CIRCLE	RAJUMAR RENUKA	33 ARROWHEAD CIRCLE		ASHLAND	MA	01721
		ANAND ANSHU					

014/025-0-0335-3100.1	5 ARROWHEAD CIRCLE	GAUTAM ANINASH	SATYAPRIYA SHUBHA PRADHA MALIGI	ASHLAND	MA	01721
014/025-0-0335-3100.2	153 ALGONQUIN TRAIL	DIXIT ROHIT	GANDHI RABIA	ASHLAND	MA	01721
014/025-0-0335-3100.3	151 ALGONQUIN TRAIL	KONDAI AKHILA	BIMANATHI RAJA SAI SIDDHARTHA	ASHLAND	MA	01721
014/025-0-0335-3100.4	7 ARROWHEAD CIRCLE	SHIVANNA MONISHA KODI	DINESH ABHIRAM HOSAMANE	ASHLAND	MA	01721
014/025-0-0335-3200.1	111 ALGONQUIN TRAIL	CASZO GERALDINE		ASHLAND	MA	01721
014/025-0-0335-3200.2	109 ALGONQUIN TRAIL	PANDEY ASHEESH K		ASHLAND	MA	01721
014/025-0-0335-3200.3	127 ALGONQUIN TRAIL	BOYLE JAMES	BAJPAI NEHA	ASHLAND	MA	01721
014/025-0-0335-3200.4	129 ALGONQUIN TRAIL	BHASIN SUMIT	JOAN BOYLE	ASHLAND	MA	01721
014/025-0-0335-3300.1	125 ALGONQUIN TRAIL	FERRUCCI ANNE E	ARORA HONEY	ASHLAND	MA	01721
014/025-0-0335-3300.2	107 ALGONQUIN TRAIL	STEPANETS VALERY	MARINA STEPANETS	ASHLAND	MA	01721
014/025-0-0335-3300.3	105 ALGONQUIN TRAIL	ALVES ANDREA		ASHLAND	MA	01721
014/025-0-0335-3300.4	123 ALGONQUIN TRAIL	TAKSIR TATYANA		ASHLAND	MA	01721
014/025-0-0336-0000.0	25 NICKERSON RD	MONACO ALFRED D	MONACO ALFRED D	ASHLAND	MA	01721
014/025-0-0337-0000.0	27 NICKERSON RD	CIAMPAGLIA JOHN R	KATY M MONACO	ASHLAND	MA	01721
014/025-0-0338-0000.0	27 NICKERSON RD	SLOCUM TIMOTHY J	TRUSTEE 27 NICKERSON ROAD REALTY	ASHLAND	MA	01721
014/025-0-0339-0000.0	31 NICKERSON RD	JDR LLC	DOROTHY B SLOCUM	ASHLAND	MA	01721
014/025-0-0341-0000.0	39 NICKERSON RD	AMALFI MICHAEL A		ASHLAND	MA	01721
014/025-0-0342-0000.0	43 NICKERSON RD	BARBIERI RICHARD P	BARBIERI RICHARD P	ASHLAND	MA	01721
014/025-0-0343-0000.0	47 NICKERSON RD	DEPAOLO REALTY VENTURES II LLC	ANALEFI MICHAEL A	ASHLAND	MA	01721
014/025-0-0353-0000.0	54 NICKERSON RD	DYNEX/RIVETT INC		HOPKINTON	MA	01748
014/025-0-0354-0000.0	40 NICKERSON RD	NICKERSON ROAD ASSOCIATES	HM VON SCHLENK-BARNSDORF	ASHLAND	MA	01721
014/025-0-0355-0000.0	32 NICKERSON RD	NICKERSON ROAD LLC		ASHLAND	MA	01721
014/026-0-0001-0000.0	11 NICKERSON RD	GAZARD NICKERSON ROAD LLC		PEABODY	MA	01961
014/026-0-0004-0000.0	23 NICKERSON RD	DE PADILLA GRACIELA ARGUETA		ASHLAND	MA	01721
014/026-0-0005-0000.0	22 NICKERSON RD	FEA LLC		ASHLAND	MA	01721

The above reflects the latest information available on our records

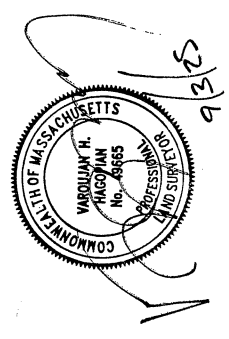
  
 Terry Capen  
 Senior Clerk

11/10/25  
 Date

THE TIES TO THE LOT LINES SHOWN HEREON ARE NOT TO BE USED IN THE SETTING OF FENCES, HEDGES, ETC. THE PROPOSED BUILDING SHOWN HEREON WILL REQUIRE APPROVAL FROM THE TOWN OF ASHLAND ZONING BOARD OF APPEALS.

THE LOT SHOWN AND THE DWELLING THEREON ARE NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF ASHLAND, MAP NUMBER 25017C0631F, DATED JULY 7, 2014.

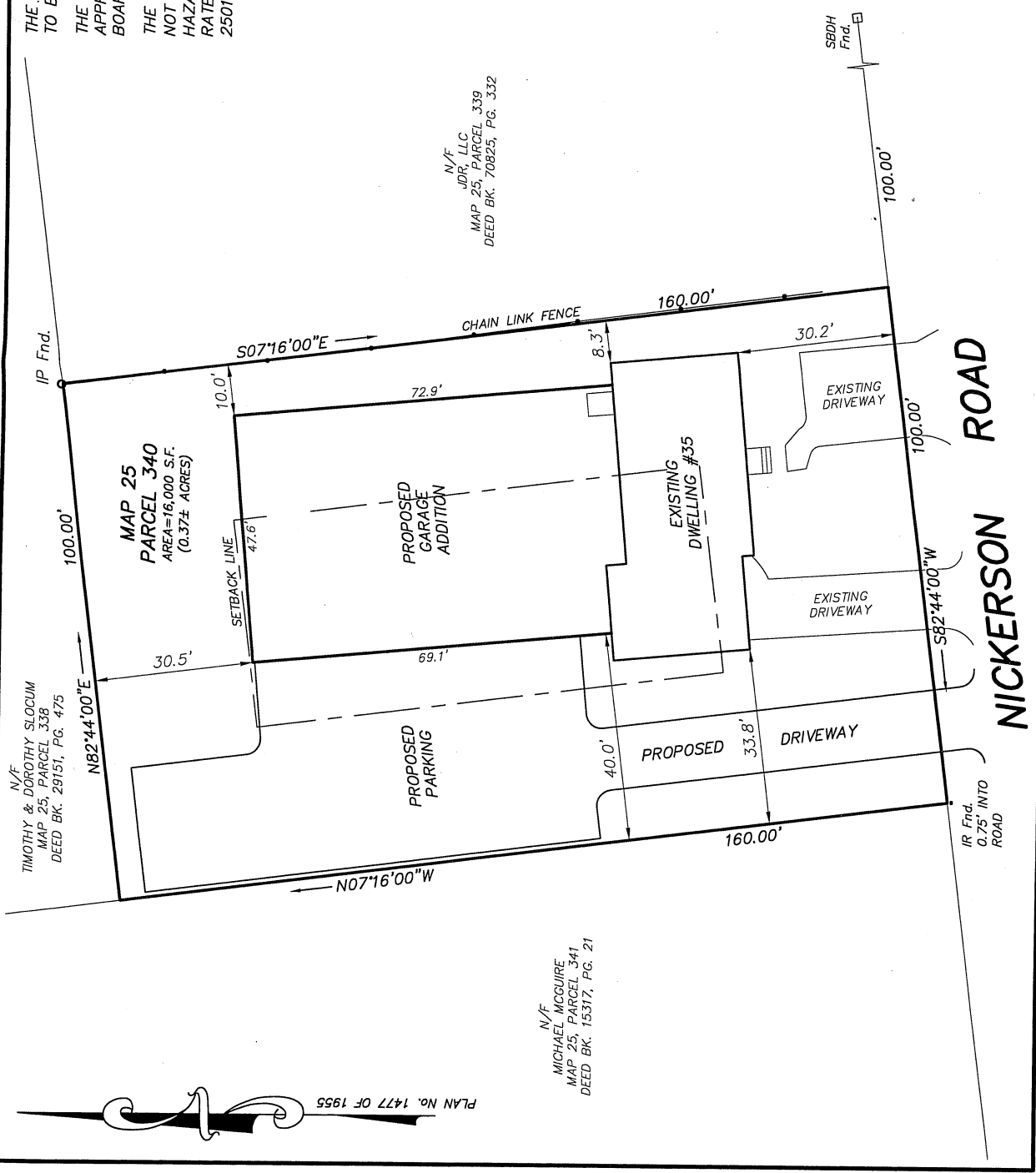
ZONED: INDUSTRIAL  
 AREA = 30,000 sf  
 FRONTAGE = 150 feet  
 SETBACKS: FRONT = 40 feet  
 SIDE = 30 feet  
 REAR = 30 feet



PREPARED FOR:  
 ORB INVESTMENTS, LLC  
 7 DAISLEY PLACE  
 FRAMINGHAM, MA 01701

DATE: SEPT. 3, 2025  
*Reduced*  
 SCALE: ~~1"=20'~~

ZBA PETITION PLAN  
 35 NICKERSON ROAD  
 ASHLAND, MA  
 CONNORSTONE ENGINEERING  
 CONSULTING CIVIL ENGINEERS  
 AND LAND SURVEYORS  
 10 SOUTHWEST CUTOFF, SUITE 7  
 NORTHBOROUGH, MASSACHUSETTS 01532



PLAN No. 1477 OF 1955