

**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

Melissa Adams Assistant Planner

Ashland Planning Board

By email [madams@ashlandmass.com](mailto:madams@ashlandmass.com)

March 12, 2026

Re: 123 + 137 Pond Street ANR

Ms. Adams:

These Approval Not Required Plans for the above captioned properties are for the purpose of (1) conveyancing and (2) zoning protection. Revised plans will be forwarded.

Conveyancing of the property will become both more exact based upon a current on-ground survey, and as single parcels in the case of 123 Pond Street. By operation of law small connected parcels are deemed to be merged; thus the single lot:

Common-law merger. It is well settled that "[u]nder the common-law merger doctrine, when adjacent nonconforming lots come into common ownership, they are normally merged and treated as a single lot for zoning purposes." *Hoffman v. Board of Zoning Appeal of Cambridge*, 74 Mass. App. Ct. 804, 811 (2009)

Zoning protection is afforded the land(s) as provided in the Subdivision Control Law Statute:

*MGL, Chapter 40A, Section 6 states in part that: ... the use of land shown on [an approval not required plan] ... shall be governed by the applicable provisions of the ... zoning ... in effect at the time of submission of such plan ... for a period of three years from the date of endorsement ... that approval ... is not required ...*

Very Truly

George Connors



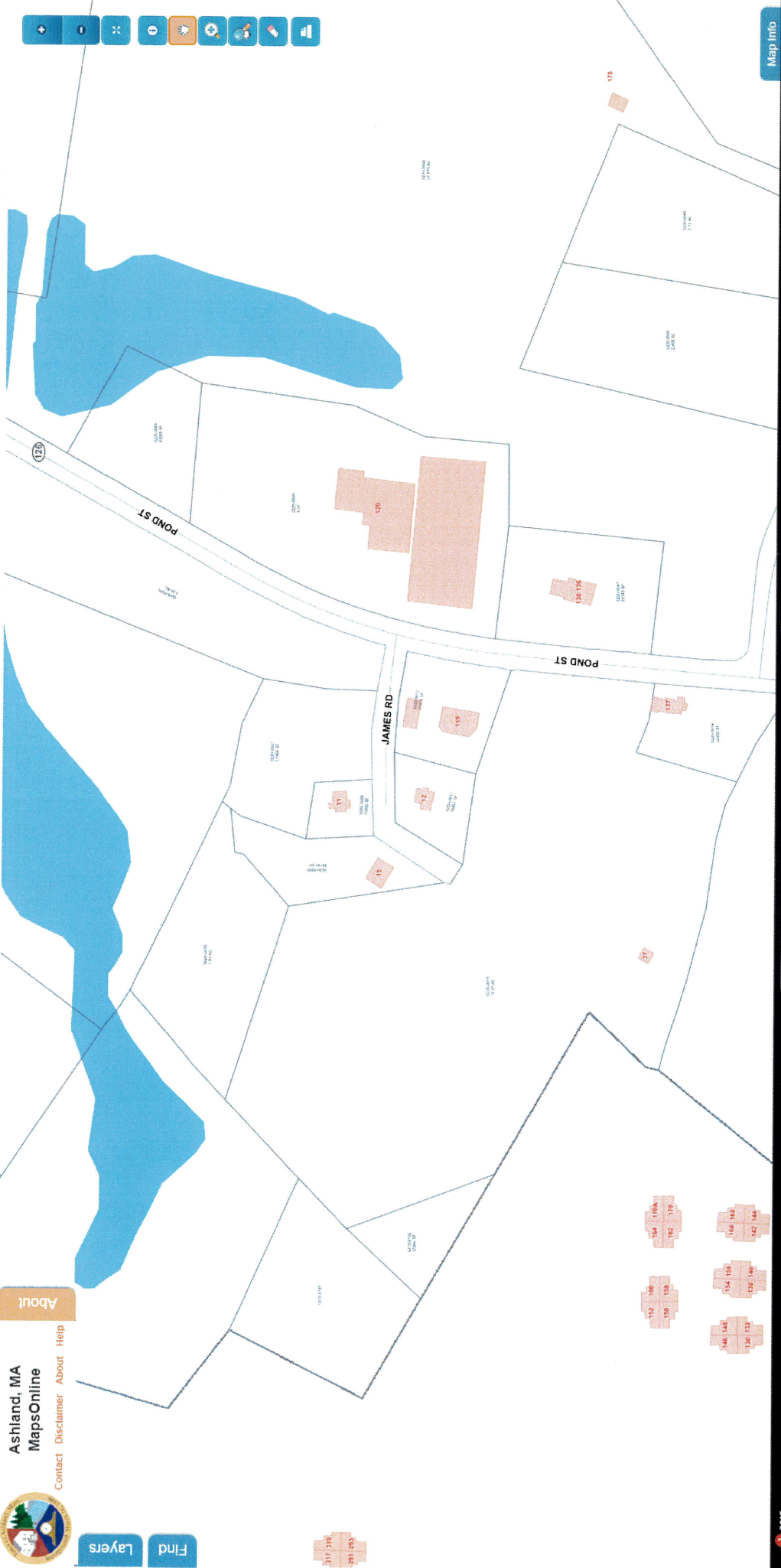
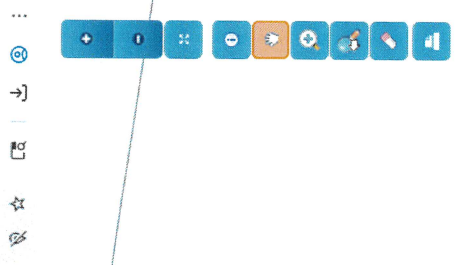


### Ashland, MA MapOnline

Contact Disclaimer About Help

About

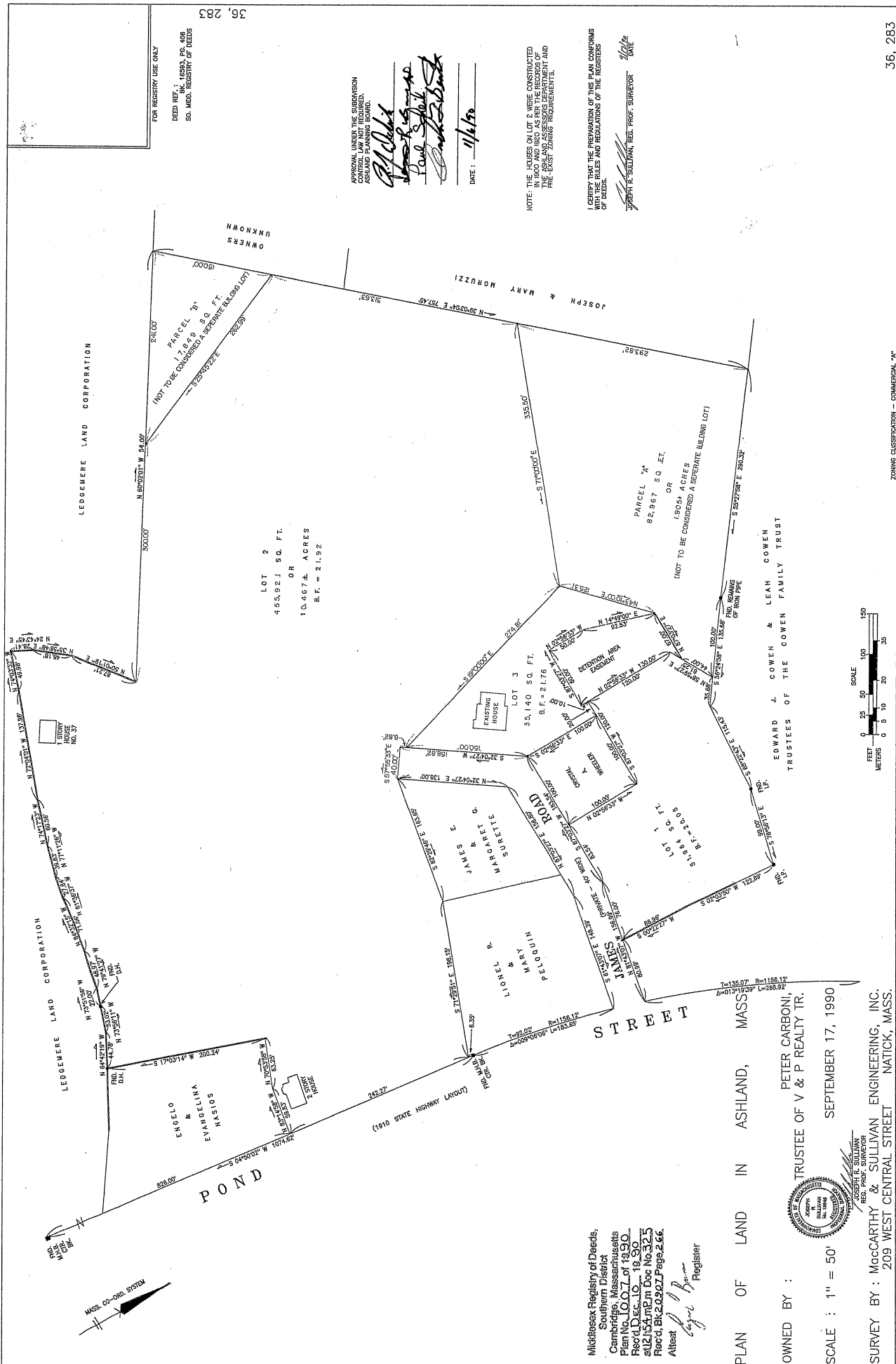
Layers Find



Map Info 9:56 AM 3/17/2026



38°F Partly sunny

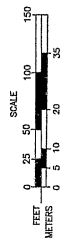


FOR REGISTRY USE ONLY  
 DEED REF: BK. 18283, PG. 408  
 SO. MID. REGISTRY OF DEEDS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. ASH AND PLANNING BOARD.  
*Joseph K. Sullivan*  
*Prof. Surveyor*  
 DATE: 11/16/90

NOTE: THE HOUSES ON LOT 2 WERE CONSTRUCTED IN 1900 AND NEED AS PER THE RECORDS OF THE REGISTRY TO BE RECONSTRUCTED TO MEET THE EXISTING ZONING REQUIREMENTS.  
 I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.  
 JOSEPH K. SULLIVAN, REG. PROF. SURVEYOR

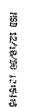
ZONING CLASSIFICATION - COMMERCIAL "A"



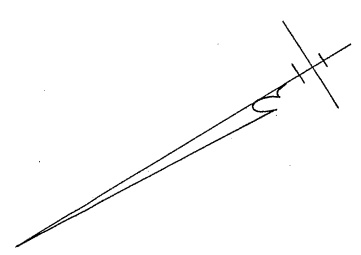
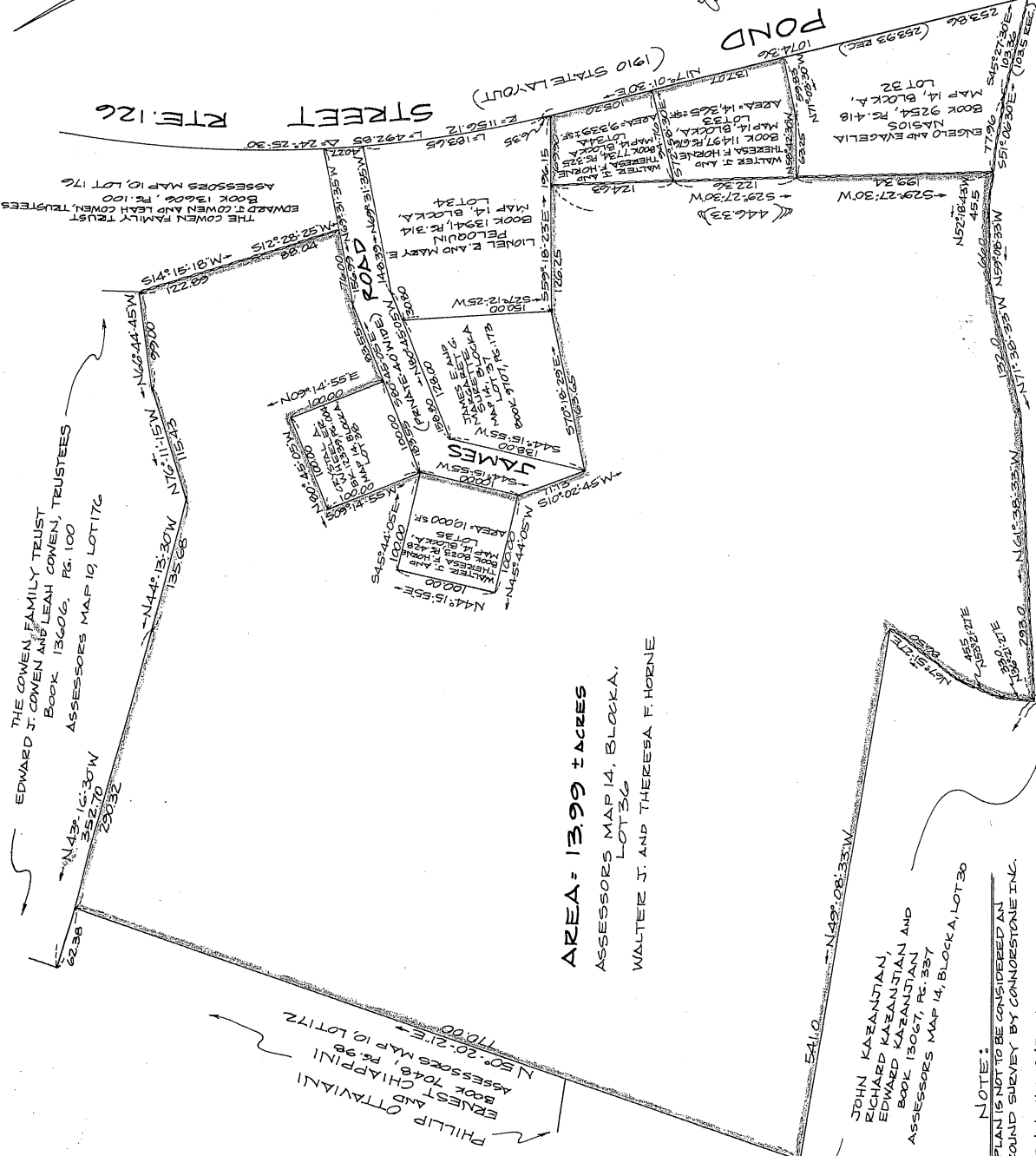
Midtbox Registry of Deeds,  
 Southern District  
 Cambridge, Massachusetts  
 Plan No. 10.01 of 18.90  
 Recd. Dec. 10, 19.90  
 stuz/sullivan Doc No. 325  
 Recd. BK 20202, Page 266  
 Attest: *Joseph K. Sullivan*  
 Registrar

PLAN OF LAND IN ASHLAND, MASS.  
 OWNED BY: PETER CARBONI,  
 TRUSTEE OF V & P REALTY TR.  
 SEPTEMBER 17, 1990  
 SCALE: 1" = 50'

SURVEY BY: McCARTHY & SULLIVAN ENGINEERING, INC.  
 209 WEST CENTRAL STREET  
 NATICK, MASS.



THE COWEN FAMILY TRUST  
 EDWARD J. COWEN AND LEAH COWEN, TRUSTEES  
 BOOK 13606, PG. 100  
 ASSESSORS MAP 19, LOT 17C



**COMPILED PLAN OF LAND  
 ASHLAND, MASS.**

SCALE: 1" = 50' DATE: JUNE 4, 1984  
 0 50 100 150 200 250 FEET  
 0 50 100 150 200 METERS

PROPERTY OF:  
 WALTER J. AND THERESA F. HORNE  
 PREPARED FOR:  
 DENNIS  
 ENGINEERS AND SURVEYORS:  
**CONNORSTONE INC.**  
 21 HOMER AVE.  
 ASHLAND, MASS. 01721  
 EDWARD A. STONE, RLS #28980



I CERTIFY THAT THIS PLAN CONFORMS  
 TO THE RULES AND REGULATIONS OF THE  
 REGISTRY OF DEEDS.  
 Edward A. Stone  
 JUN 4, 1984  
 EDWARD A. STONE, RLS #28980, DATE  
 ZONED: COMMERCIAL 'A'

**CHAPTER 300, ACTS OF 1966**  
 I CERTIFY THAT THE PROPERTY LINES  
 SHOWN ARE THE LINES DIVIDING EXISTING  
 OWNERSHIPS AND THE LINES OF STREETS  
 AND WAYS SHOWN ARE THOSE OF PUBLIC  
 OR PRIVATE STREETS OR WAYS ALREADY  
 ESTABLISHED AND THAT NO NEW LINES  
 FOR DIVISION OF EXISTING OWNERSHIP  
 OR FOR NEW WAYS ARE SHOWN.

Fee 25.00 By R...  
 Middlesex Registry of Deeds  
 Southern District  
 Cambridge, Massachusetts  
 Plan No. 657 of 1984  
 Recd. JUNE 20, 1984  
 at 10:08 AM and No. 97  
 Recd. JUL 15, 1985 Page 576

Edward A. Stone  
 JUN 4, 1984  
 EDWARD A. STONE, RLS #28980 DATE

**AREA: 13.99 ± ACRES**  
 ASSESSORS MAP 14, BLOCK A,  
 LOT 36  
 WALTER J. AND THERESA F. HORNE

JOHN KARANJIAN,  
 EDWARD KARANJIAN,  
 EDWARD KARANJIAN AND  
 BOOK 13067, PG. 337  
 ASSESSORS MAP 14, BLOCK A, LOT 30

**NOTE:**  
 THIS PLAN IS NOT TO BE CONSIDERED AN  
 ON-GROUND SURVEY BY CONNORSTONE INC.  
 THIS PLAN WAS COMPILED BY DEEDS  
 AND PLANS OF RECORD.

PLAN NUMBER 657 OF 1984  
 RECORDED, BOOK 15635 PAGE 576