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Case No.: APZ-18

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2017 Aug 21

**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: 0 MBTA Access Road

Zoning District: RTD - E Overlay District: N/A

Assessor's Map: 13 Lot: 138 Deed Book: 1259 Page: 0023

Current Property Owner: Megunko Transit District, LLC

### 2. Permit/Approval Sought:

Special Permit  Amendment to Special Permit  Variance

Appeal of Building Inspector Decision  Comprehensive Permit (as per MGL Ch. 40B)

Use Type: Residential:  Commercial:  Industrial:

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

Name: Citizens Energy Corporation

Address: 88 Black Falcon Avenue, Suite 243 Boston, MA 02210

Phone: 617-951-0418 Email: emann@citizensenergy.com

Agent's Name: Allen & Major Associates, Inc.

Agent's Address: 10 Main Street

Agent's Phone: 508-923-1010 Agent's Email: pcordeiro@allenmajor.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?: N/A

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

**5. Description of the Relief Sought:** (attach additional pages if needed)

The applicant is requesting a decision on the allowable construction of solar energy panels within the RTD - E district. The property is not currently included in the Photovoltaic Overlay District.

What specific zoning bylaws is this application associated with?:  
Zoning: The inquiry is based on section 8.4.4 of the Town of Ashland Zoning Bylaw

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

It is the applicant's opinion based on the language of the bylaw (section 8.4.4) and then definitions of solar energy (section 10) that the use is permissible with a site plan application through the planning board. Please refer to the attached letter originally issued to Mr. Crisafulli requesting a zoning determination.


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

The exiting land is predominantly in its natural state with cart paths traversing the property. It is bordered by industrial research buildings to the North along Megunko Road, residential properties to the east along Cherry Street, and the Nyanza disposal site and the MBTA roadway to the west.

**Signature of Building Commissioner:**

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

**Signatures:**

Applicant/Agent:  Applicant's Name: Paul Cassidy P.E.

Agent's Relationship to Applicant: consultant Firm: Allen & Major Associates, Inc.

Owner: \_\_\_\_\_ Owner's Name: \_\_\_\_\_

Note: If the applicant is not the owner, please have the owner sign above or submit a letter of permission with the application. - Letter Received

Robert E. Gayner  
Megunko Transit District LLC  
BOX 300  
62 Temple Drive  
Alton, NH 03809

August 17, 2017

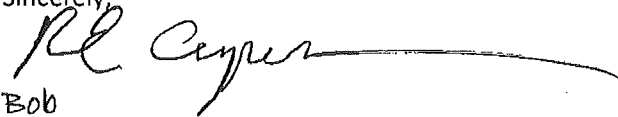
Mr. Josh Chase  
Assistant Planner  
Town of Ashland  
101 Main Street  
Ashland, MA 01721

Dear Mr. Chase,

As the owner of the Rail Transit District property located at 0 MBTA Road (Assessor Map 13 Parcel 138), I authorize Citizens Energy Corporation and their consultant, Allen & Major Associates, Inc. to file an application with the Ashland Zoning Board of Appeals for the purpose of discussing solar farm construction on the land.

If you have any additional questions please contact me at the number below.

Sincerely,

  
Bob

regayner@reginterests.com  
(Cell) 603-998-1008