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Town of Ashland
Planning Department
101 Main St.
Ashland, MA 01721
508.881.0101
Ashlandmass.com/193/Planning

Application for Planning Board Approval/Permit

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

Property Information:

Street Address: 310 Pond Street
Zoning District: Commercial Highway Overlay District: Pond Street Mixed Use
Assessor's Map: 260 Lot: DA 0210 Deed Book: 70581 Page: 465
Current Property Owner: Parsons

Permit/Approval Sought:

Special Permit (§9.3) Special Permit Amendment/Modification Design Plan Review (§9.6)
 Site Plan Review (§9.4) Site Plan Modification Scenic Road Permit (Ch. 249 §20)
 Earth Removal Permit (Ch. 242 §3) Site Alteration Special Permit (§5.8)
 Subdivision (Include Subdivision Application Form) Wireless Communication Facilities (§6.4)
Use Type: Residential: Commercial: Industrial: Mixed Use:

Applicant Information:

Owner: Tenant: Prospective Purchaser/Tenant:
Name: TODD CURLETT
Address: 343 CEDAR STREET
Phone: 508 277 1959 Email: toddcurlett@hotmail.com
Agent's Name: _____
Agent's Address: _____
Agent's Phone: _____ Agent's Email: _____

Additional Information:

Are all real estate taxes and other assessments to the Town current?: Yes
Is the parcel on a scenic road?: No Is the parcel in a flood plain?: No
Is the parcel within 100 feet of a wetland or 200 feet of a river: Yes
Is this an amendment to a previously issued Special Permit? (attach approved permit): No
Date structure(s) built?: 1990



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

Approval for... - See attached narrative

What specific zoning bylaws and/or Special Permit type are relevant to this application?

Childcare Use
Section 9.4 Site Plan Review
Section 5.1 Parking Regs

Benefits of Project:

Meeting community needs for quality early childhood education

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

See attached Narrative

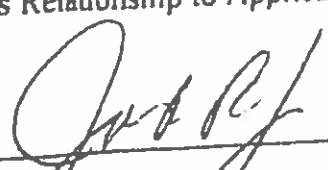
Attach Building Permit Denial letter if applicable.

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

Signatures:

Applicant/Agent:  Applicant's Name: TODD CURLETT

Agent's Relationship to Applicant: _____ Firm: _____

Owner:  Owner's Name: John R. Parsons Jr.

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



To Whom it May Concern,

My name is Todd Curlett. My wife, Barbora, and I own and operate Cedar Street Kids' Club Inc (CSKC). I am the program's Licensee. CSKC currently operates early childhood education centers located at 118 Main Street (39 capacity) and 300 Eliot Street (92 capacity) in Ashland.

Due to the popularity and demand for enrollment in our nursery and preschool programs, CSKC has acquired a new location located at 310 Pond Street. The new school will be comprised of 3 suites currently subdivided as Radio Shack (vacant), Hobby USA (vacant), and Domino's (vacant). We are seeking approval from the planning board due to a change of use.

We are requesting a waiver from Design Review for the following reasons:

1. Childcare is an allowed use in the Zone
2. No building structural alterations will take place.
3. The only change will be a fenced outdoor play area connected to the building. The fenced area does not encroach upon or alter existing fire lanes.

This application includes the following:

1. A stamped architectural floor plan of the new school
2. A stamped engineered site plan of the entire plaza with parking spaces detailed and proposed outdoor playarea with vehicle safety barriers with protected walkway from drop off/pick up parking area.
3. A rendering of proposed new signage on the existing facade.

The early childhood education center at 310 Pond Street will be named Ashland Early Education. It will consist of 1 Infant nursery classroom of 10 capacity, 4 toddler nursery classrooms 9 capacity each, and 3 preschool classrooms of 20 capacity each, when fully enrolled, totaling 106 students. The school will also feature an indoor gymnasium area, and an outdoor play area enclosed by a 6 foot privacy fence.

CSKC is regulated by the MA department of Early Education and Care. We are visited frequently by the EEC and our licenses are active and in good standing.

The hard top/asphalt in the proposed playground area will not be altered. EEC approved playground chips will be added in fall zone areas for child safety, per EEC regulation.

Safety of the children is our top priority at all times. This includes safety from vehicle traffic at pick up and drop off times. Vehicle barriers/concrete pylons will be installed along the perimeter of the outdoor play area, protecting the outdoor area from vehicles. The safety barrier will also create a safe walkway from the drop off parking area to our front door.

Parking: Day Care and Nursery Schools require the following parking according to 5.1.2 of the Code.

1 space per employee; 1 space per 5 children; drop area; 4 spaces up to 20 children, 1 space per additional 10 children.

According to this formula, with a maximum of 20 employees at school at any given time, our use will require 33 parking spaces with drop area.

The plaza consists of 227 standard parking stalls, 11 Handicap stalls, totaling 238 total stalls, as detailed on the engineered site plan.

Hours of Operation will be 7:00AM to 6:00PM, Monday – Friday. At maximum capacity, based on current enrollment patterns, we anticipate approximately 70 staggered drop offs between 7:00 and 8:00AM, 36 drop offs between 8:45 and 9:00AM. At pick up times, approximately 36 pick ups between 3:00 and 3:45PM, and 70 staggered pickups between 5:00 and 6:00PM. All pick ups and drop offs will be made by parent/guardians parking their vehicles and escorting children to and from classrooms within the school.

The plaza currently receives very low traffic flow due to the partial week use of the primary tenant, Restore. Incremental traffic flow for our use will be relatively low, totaling a maximum of 130 vehicles coming and going in the morning, and 130 vehicles coming and going in the afternoon, as detailed above.

No regular large truck/18 wheeler deliveries are required for my use, nor Restore to my knowledge. There will be a weekly trash pick up behind the building, only.

Time Frame: Landlord and Tenant are ready to begin work with a targeted opening day in January 2019.

Barbora and I, along with Parsons SVN commercial group, are looking forward to serving the community with additional high quality, convenient, and affordable childcare, a service proven to be in high demand for Ashland residents.

Sincerely,

Todd Curlett

Executive Director & Owner

Cedar Street Kids Club Inc