



October 30, 2018

Town of Ashland
Planning Department
101 Main Street
Ashland, MA 01721

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ASHLAND, MA
2018 DEC 18 PM 12:42

**Re: Application for Site Plan Modification
Ashland 50 Megunko Road, LLC c/o Chris Kotsiopoulos
50 Megunko Road, Ashland, MA**

Dear Board Members,

On behalf of Ashland 50 Megunko Road, LLC c/o Chris Kotsiopoulos, 139 Country Drive, Weston, MA 02493, we are requesting a Site Plan Modification for 50 Megunko Road, Ashland, MA.

The 73,851 square foot property contains two parcels: 50 Megunko Road in the Industrial Zoning District and 0 Megunko Road in the Rail Transit District "D" Zoning District. The property was previously occupied by a machine shop and the approved Site Plan was prepared for an auto body shop. The proposed occupant, Earth Connections, Inc., is a trucking company that moves earth. This use is allowed in an Industrial Zoning District, but because it is a change of use, it requires a Site Plan Modification under Section 9.4 of the Ashland Zoning Bylaws.

The approved Site Plan has been modified to reconfigure and reduce the number of parking spaces. The approved plan included 6 customer parking spaces; 36 vehicle parking spaces and 7 truck parking spaces. The modified plan eliminates the parking spaces in the Rail Transit District; provides 10 truck parking spaces along the southeasterly property line and 14 employee spaces in front of the building. This reduces the total number of parking spaces by 25.

The modified plan also adds a covered salt bin on the northwesterly side of the building and a retaining wall along the northeasterly property line to stabilize the existing grade and to eliminate soil erosion onto the abutting property.

The applicant proposes to retro-fit the building with a truck wash bay. This is a closed system that will include a floor drain, a water recycle system, gas/oil separator and a sediment/oil separator. The gas/oil separator and sediment oil separator will be

installed outside the building.

The property lies within the 100-wetland buffer zone of a bordering vegetated wetland and is therefore subject to the jurisdiction of the Ashland Conservation Commission and the Department of Environmental Protection (DEP). The applicant has filed an application with the Conservation Commission and DEP and received a Determination of Applicability for the proposed work.

Attached please find the following:

- Application Form
- Filing Fee Check - \$750.00
- Plan entitled "Modified Site Plan, 50 Megunko Road, Ashland, MA" dated through December 17, 2018 (2 sheets); two 24"x36" and ten 11"x17"
- Copy of the Certificate of Approval – Site Plan Review, dated May 11, 2017
- Copy of the Original Site Plan (1 sheet); ten 11"x17"

Thank you for your attention. Please call me at 508-429-1100 if you have any questions.

Sincerely,
GLM Engineering Consultants, Inc.

Joyce E. Hastings, P.L.S.



**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: 50 Megunko Road, Ashland, MA

Zoning District: Industrial Overlay District: Photovoltaic

Assessor's Map: 13 Lot: 139 & 141 Deed Book: 71024 Page: 444

Current Property Owner: Ashland 50 Megunko Road, LLC c/o Chris Kotsiopoulos

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: Ashland 50 Megunko Road, LLC c/o Chris Kotsiopoulos

Address: 139 Country Drive, Weston, MA 02493

Phone: 617-365-5200 Email: cjk9592@aol.com

Agent's Name: GLM Engineering Consultants, Inc Joyce Hastings, P.L.S.

Agent's Address: 19 Exchange Street, Holliston, MA 01746

Agent's Phone: 508-429-1100 Agent's Email: joyce.hastings@glmengineering.com

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, the project has a permit from the Conservation Commission

Is this an amendment to a previously issued Special Permit? (attach approved permit): No. It is a Site Plan Modification.

Date structure(s) built?: 1962



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

The property will be occupied by a Earth Connections, Inc a trucking company that moves earth. The original occupant was a machine shop and the Site Plan Approval was for an auto body repair shop. The change of use to trucking company requires a Site Plan Modification. The plan is modified to reconfigure and reduce the number of parking spaces, include a stone wall and salt storage bin.

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

Section 9.4 Site Plan Review

Benefits of Project:

Aesthetic site improvements and reduction in parking density.

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

Existing uses: Industrial. Surrounding Neighborhood: Industrial.

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: Joyce E. Hastings, P.L.S. Applicant's Name: Ashland 50 Megunko Road, LLC c/o Chris Kotsiopoulos

Agent's Relationship to Applicant: Land Surveyor Firm: GLM Engineering Consultants, Inc.

Owner: Chris Kotsiopoulos Owner's Name: Ashland 50 Megunko Road, LLC c/o Chris Kotsiopoulos

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

