



TOWN OF ASHLAND MASSACHUSETTS
OFFICE OF
PLANNING BOARD
101 MAIN STREET

Preston Crow, Chairman

TEL: (508) 881-0100

Certificate of Approval - Site Plan Review
Thomas McClements

50 Megunko Road
Map 13 Lots 139 & 141
May 11, 2017

RECEIVED
TOWN CLERK
ASHLAND, MA
MAY 30 PM 1:12

The Planning Board received an application on April 13, 2017 for approval of a site plan review for a change of use for the operation of a general automotive body and repair business and automobile rental business at 50 Megunko Road in the Industrial Zoning District. The applicant is Thomas McClements of Ashland, Massachusetts.

The application packet for the Site Plan Review stamped at Town Clerk's Office on April 13, 2017 contained:

- Application for Site Plan Review dated April 11, 2017.
- Memo to Town Planner dated April 12, 2017.
- Site Plan of Land prepared by GLM Engineering and Consulting, Inc., signed and stamped by Joyce E Hastings, Registered Professional Land Surveyor No. 39393 dated March 20, 2017.

A copy of 1962 Septic Plan was submitted by the applicant before the meeting date.

The Planning Board held a public discussion on May 11, 2017. Phil Jack, attorney for the applicant, Rob Truax, project engineer, and Steve Greenberg, realtor, explained the project. The applicant plans to move his business Mike's Collision currently located at 183 Megunko Road and licensed to perform general auto body and repair and automobile rental to 50 Megunko Road. They are requesting a site plan review because this is a change of use from the prior occupant which operated a machine shop on the property. They plan to retro-fit the building for a paint booth and floor drains which they currently have in at their current location. In addition, they plan to replace some windows and doors. Because the property is served by a septic tank, a tight tank for the floor drain is required. This the only external work proposed.

Findings

Based on the evidence presented, the board makes the following findings:

1. The 73,851-square foot property contains two parcels: 50 Megunko Road in the Industrial Zoning District and 0 Megunko Road is in the Rail Transit District "D" Zoning District.
2. Motor vehicle general repair and body repair and motor vehicle and trailer rental are allowed uses in the Industrial Zoning District. Although this is an allowed use it is a change of use from a manufacturing use.
3. A site plan review is triggered because there is a change of use at 50 Megunko Road. There are 6 customer parking spaces; 36 vehicle storage and parking spaces; and 7 truck parking spaces. This

is enough parking spaces for the new use and there is no change from the existing number of spaces or the location of the spaces.

4. No change is proposed for the 36 parking spaces that currently exist in the Rail Transit District "D" portion of the property.
5. The proposed operation currently exists as Mike's Collision at 183 Megunko Road which is also located in the Industrial Zoning District. The applicant plans to move the entire business to 50 Megunko Road.
6. The Applicant plans to replace the windows and doors on the existing building. The only external site work is the installation of a tight tank which is required because the property is served by a septic system.
7. A portion of the property sits within the 100-foot wetland buffer zone of a wetland on an adjacent property. The Site Plan Review process triggers a review by the Conservation Department.
8. The Board felt that this was an appropriate use of the property.


Decision

Following presentations by the Applicant and its consultants, a review by Board members, the Board voted 5-0 to approve the Project as shown on the "Site Plan of Land" prepared by GLM Engineering and Consulting, Inc., signed and stamped by Joyce E Hastings, Registered Professional Land Surveyor No. 39393 dated March 20, 2016; revised May 23, 2017 subject to the following conditions:

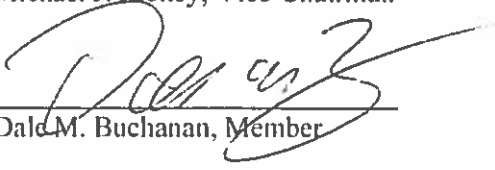
- a. This certificate of approval shall not take effect until all required permits and necessary approvals from the Conservation and Health Departments are obtained by the applicant.
- b. The applicant shall comply with any code requirements of the Building Department and Fire Department.
- c. The applicant shall comply with any Department of Public Works requirements.
- d. This site plan approval does not constitute any approvals for signs. Any special permit or building permit for a sign shall be applied for separately.
- e. There shall be no light spillage across the property lines.
- f. This approval shall be recorded at the South Middlesex Registry of Deeds. A copy of the recorded document bearing the date of recording and the book and page number shall be delivered to both the Planning and Building Departments before any building or demolition permits are issued.
- g. Prior to the issuance of an occupancy permit the applicant shall file two as-built plans stamped by a Massachusetts Registered Land Surveyor certifying the project was built substantially according to the approved documents. The applicant shall also submit a georeferenced CAD file (MA State Plain NAD83 Feet) showing the completed structure. The as-built shall show all structures, all finished grades, and the final construction layout of driveways, parking areas, drainage systems, and utility installations, if any, in their true relationship to the lot lines.
- h. In accordance with Section 9.4.14 of the Zoning Bylaw, site plan approval shall lapse after two (2) years from the grant thereof if a substantial use thereof has not sooner commenced except for good cause. Site plan approval may, for good cause, be extended in writing by the Board upon written request of the Applicant.

Pursuant to Section 9.4.17 of the Zoning Bylaw, any appeal of this certificate of approval shall be made in accordance with G.L. c. 40A, § 17, to a court of competent jurisdiction.

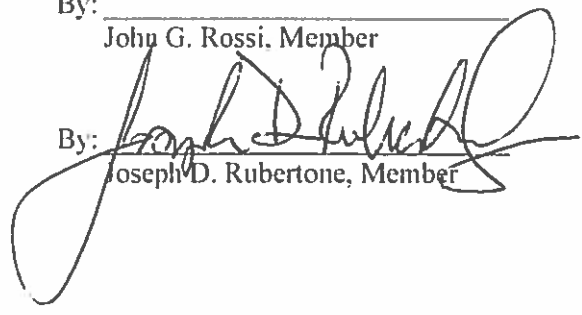
Town of Ashland Planning Board

By: 
Preston Crow, Chairman

By: _____
Michael J. Mokey, Vice-Chairman

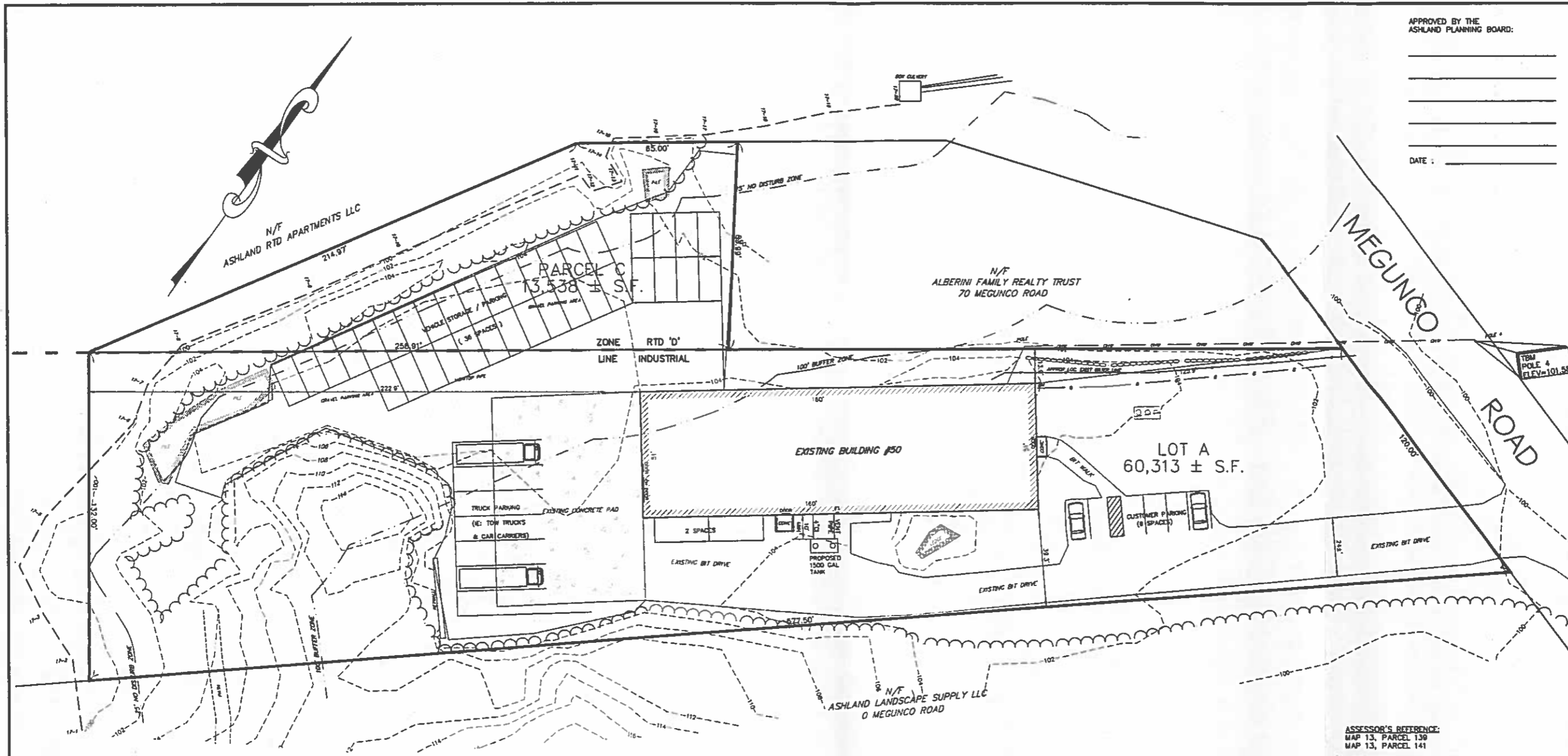
By: 
Dale M. Buchanan, Member

By: _____
John G. Rossi, Member

By: 
Joseph D. Rubertone, Member

APPROVED BY THE
ASHLAND PLANNING BOARD:

DATE : _____

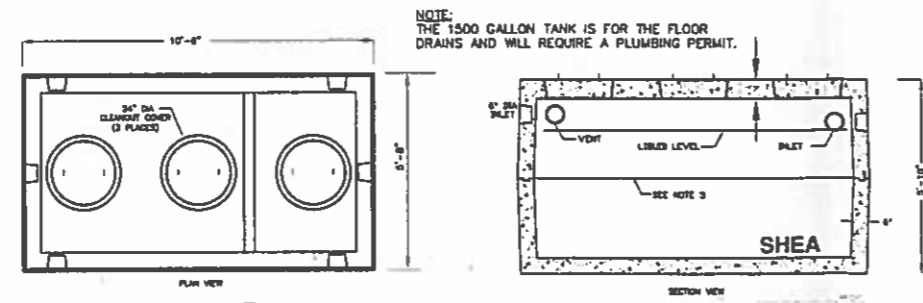
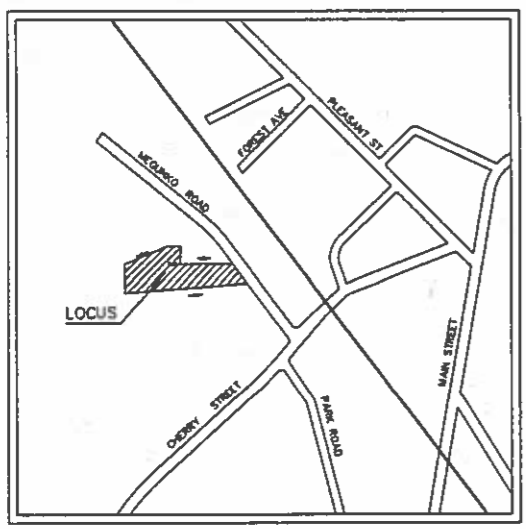


REVISIONS	DATE	DESCRIPTION
No. 1	5/23/17	PLANNING COMMENTS



SITE PLAN OF LAND
50 MEGUNCO ROAD
ASHLAND, MASSACHUSETTS

PREPARED FOR:
THOMAS MCCLEMENTS
158 POND STREET, SUITE A
ASHLAND, MA 01721



NOTE:
THE 1500 GALLON TANK IS FOR THE FLOOR DRAINS AND WILL REQUIRE A PLUMBING PERMIT.

- 1. CONCRETE SLAB TO BE LAIN AFTER 28 DAYS
- 2. SEE GENERAL NOTES FOR 15,000 G.P.P.
- 3. ALL REINFORCEMENT PLAN SHALL BE 11027-01.
- 4. SEE SHEET FOR 15" DIA. MANHOLE
- 5. SEE SHEET FOR 15" DIA. MANHOLE WITH 15" DIA. RISE
- 6. SEE SHEET FOR 15" DIA. MANHOLE WITH 15" DIA. RISE

COMMERCIAL LINE
SEPTIC TANK
1500 GALLON
HEAVY DUTY

ZONING DATA:
INDUSTRIAL (I)

REQUIRED	PROVIDED
LOT AREA: 30,000 S.F.	60,313 S.F. (Lot A) 13,538 S.F. (Parcel C) 73,851 S.F. (Total)
LOT FRONTAGE: 150 FT.	160 FT.
SETBACKS:	
FRONT: 40 FT.	125.9 FT. (Existing)
SIDE: 30 FT.	13.9 FT. (Existing)
REAR: 30 FT.	222.9 FT.
BUILDING COVERAGE: 8,130 S.F. (11.0%)	
IMPERVIOUS COVERAGE: 22,995 S.F. (31.1%)	

ASSESSOR'S REFERENCE:
MAP 13, PARCEL 138
MAP 13, PARCEL 141

DEED REFERENCE:
SOUTH MIDDLESEX COUNTY REGISTRY OF DEEDS
Bk. 44782, Pg. 41

PLAN REFERENCE:
PLAN No. 1007 OF 1973, Bk.12502 Pg.317

OWNER OF RECORD:
JOHN A. POSTIZZI
75 STONEBROOK ROAD
FRAMINGHAM, MA

ZONING CLASSIFICATION:
RAIL TRANSIT DISTRICT "D"
INDUSTRIAL
AREA: 30,000 S.F.
FRONTAGE: 150'

GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01748
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

DRW.: RST
JOB No.: 15,976
DATE: MARCH 20, 2017
SCALE: 1" = 20'
SHEET: 1 of 1
PLAN #: 27,128