



TOWN OF ASHLAND, MASSACHUSETTS
101 MAIN STREET, ASHLAND, MA 01721
OFFICE OF THE
PLANNING BOARD

TEL: (508) 532-7930

Preston Crow, Chairman
Amanda Molina Dumas, Assistant Town Planner

January 16, 2019

Robert J. Poxon, Project Engineer
Guerriere & Halnon, Inc.
333 West Street
Milford, MA 01757

Dear Mr. Poxon:

The Office of the Planning Board is in receipt of 58 Exchange Ashland, LLC's application for approval of a Preliminary Plan for "Village at Clocktown," identified by Ashland Assessors Map 15, Parcels 076, 077 and 078. The application as submitted is deficient and the following items should be addressed prior to appearing before the Planning Board.

The following submission requirements for a Preliminary Plan, which are specified in Chapter 344, Section 344-7 of the Ashland By-Laws, were either missing or incorrectly labeled on the plan submitted (see **bolded** items below):

*Chapter 344, Section 344-7(C)(1) – The subdivision name, boundaries, **North point**, date, scale, legend and title "Preliminary Plan"; submission pages shall be numbered consecutively; all sheets shall be dated with the date of the latest revision; pages shall be labeled with map, block and lot numbers of the subject property. **Total acreage of the site shall be depicted on the cover sheet.***

Chapter 344, Section 344-(C)(9) – The locus plan of the subdivision, showing its relation to the surrounding area, at a scale of one (1) inch equals one thousand (1,000) feet and oriented in the same relationship as the Town of Ashland Comprehensive Plan.

Chapter 344, Section 344-(C)(12) – Existing curb cuts, including driveways within three hundred fifty (350) feet from the center line of the newly proposed roads within the subdivision and three hundred fifty (350) feet from the exterior lines of the proposed subdivision to be drawn on the locus plan. (The plan should include areas to the North and West of proposed subdivision).

In addition, the Deed information listed in the notes section on the plan is inconsistent with the information provided for Book and Page on Form B. This information should be confirmed and corrected in both locations.

If any waivers are being requested as part of this application, we will need those submitted in writing.

As there are Covenant(s) associated with and recorded for this property, please show how this plan is complies with the Covenant(s).

Lastly, an Approval Not Required (ANR) Plan for the land identified as Lot 3 must be submitted to the Planning Board for review *separately* from this application. The gift of land to the Town of Ashland cannot be done through the Preliminary Plan process and an ANR Plan should be filed as soon as possible.

If you have any questions, I can be reached by phone at 508-532-7930, or by email at amolinadumas@ashlandmass.com.

Sincerely,



Amanda Molina Dumas
Assistant Town Planner

Cc: Michael Herbert, Town Manager (via e-mail)
Lisa Mead, Esq., Town Counsel (via e-mail)
Preston Crow, Chairman, Ashland Planning Board (via e-mail)