



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING
www.gandhengineering.com

Est. 1972

Milford Office
 333 West Street, P. O. Box 235
 Milford, MA 01757-0235
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 55 West Central Street
 Franklin, MA 02038-2101
 (508) 528-3221/Fax (508) 528-7921

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 1029 Providence Road
 Whitinsville, MA 01588-2121
 (508) 234-6834/Fax (508) 234-6723

May 7, 2019

Town Planner
 Ashland Planning Board
 101 Main Street, 2nd Floor
 Ashland, MA 01721

Re: "Village at Clocktown" Age Restricted Residential Development

Dear Town Planner,

On behalf of the applicant, 58 Exchange Ashland, LLC, 120 Quarry Drive, Milford, MA 01757, I am submitting the following plans and documents for the development the "Village at Clocktown". This project includes construction of a 200 ft long, 20 ft wide roadway ending with a cul de sac serving four age restricted buildings with four attached units in each building. Also proposed is construction of a stormwater collection system and construction of a network of stormwater detention basins handling road and roof runoff.

Proposed work is limited to 2.5 Acres in the south west portion of the site, leaving the remaining 7.8 Acres available for potential future development.

Documents:

1. Application for Site Plan Review.
2. Two sets of full size drawings (24x36).
3. Eight sets of reduced drawings (11x17).

Checks:

- | | | |
|-----------------------------|---|---|
| 1. The site plan review fee | = | \$25 + \$4,000 (250/dwelling unit*16) = \$4,025 |
| 2. Design plan review fee | = | \$50 |
| 3. The peer review deposit | = | \$2,500 |
| 4. CoUrbanize | = | <u>\$600 (3,100 sf/Bldg. * 4) = \$600</u> |
| | | \$7,175 |

I look forward to working with you on this project.

Sincerely,

George N. Mihov, PE
 Project engineer



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: 12 Union Street, 16 Union Street and 1 East Union Street

Zoning District: WMUSD B Overlay District: _____

Assessor's Map: 15 Lot: 76 Deed Book: 66338 Page: 298

Current Property Owner: 58 Exchange Realty, LLC

Permit/Approval Sought:

___ Special Permit (§9.3) ___ Special Permit Amendment/Modification X Design Plan Review (§9.6)

X 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: X Commercial: ___ Industrial: ___ Mixed Use: ___

Applicant Information: Owner: X Tenant: ___ Prospective Purchaser/Tenant: ___

Name: Rick Terrill, 58 Exchange Realty, LLC

Address: 120 Quarry Drive, Milford, MA 01757

Phone: 508-881-1600 Email: rterrill@fafard.org

Agent's Name: George N. Mihov, PE

Agent's Address: 333 West Street, Milford, MA 01757

Agent's Phone: 508-473-6630 Agent's Email: gmihov@gandhengineering.com

Additional Information:

Are all real estate taxes and other assessments to the Town current?: _____

Is the parcel on a scenic road?: N/A Is the parcel in a flood plain?: N/A

Is the parcel within 100 feet of a wetland or 200 feet of a river: Yes. Part of the site is within 100 ft BWL.

Is this an amendment to a previously issued Special Permit? (attach approved permit): N/A

Date structure(s) built?: N/A



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

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

Site Plan Review (9.4)

Design Plan Review (9.6)

Benefits of Project:

Project will feature age restricted attached units (townhouses), which are permitted in WMUSD B District. "Village at Clocktown" will provide high aesthetic residential units, which will be a boost to the local economy by employing local contractors and tradespeople on a daily basis for the duration of the project.

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

Currently the property is unused. The project locus is approximately 2.5 Acres in the southwestern part of a larger (10.46 Acres) parcel. Elevation at the entrance to the proposed development is 184 feet and elevation at the back of the development is 234 feet. The site is generally wooded with signs of previous construction activities – material excavation and construction of drainage improvements. Well documented historical evidence places the brunt of the construction activities prior to July 1995.

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: M. Edell agent Applicant's Name: 5/16/19

Agent's Relationship to Applicant: Employee Firm: _____

Owner: M. Edell agent 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.



THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

FRE BUILDING CO., INC.
120 QUARRY DRIVE
MILFORD MA 01757
508-881-1600

Sovereign Bank
Holliston Branch
Holliston, Ma 01746

5-7515/110

119565

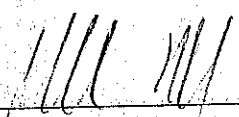
DATE 05/16/2019

Pay:*****Two thousand five hundred dollars and no cents

\$ ****2,500.00

TO
THE
ORDER
OF

TOWN OF ASHLAND
PLANNING DEPARTMENT
101 MAIN STREET
ASHLAND, MA 01721



THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈000 1 19565⑈ ⑆0 1 1075 150⑆ 657000 26803⑈

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

FRE BUILDING CO., INC.
120 QUARRY DRIVE
MILFORD MA 01757
508-881-1600

Sovereign Bank
Holliston Branch
Holliston, Ma 01746

5-7515/110

119566

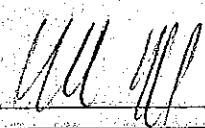
DATE 05/16/2019

Pay:*****Four thousand six hundred seventy-five dollars and no cents

\$ ****4,675.00

TO
THE
ORDER
OF

TOWN OF ASHLAND
PLANNING DEPARTMENT
101 MAIN STREET
ASHLAND, MA 01721



THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈000 1 19566⑈ ⑆0 1 1075 150⑆ 657000 26803⑈

April 2, 2019

To The Planning Board
16 Union Street
58 Exchange Ashland LLC
Abutters To Map 15 Parcel 76

| PARCEL ID | PARCEL ADDRESS | OWNER 1 | OWNER 2 | MAILING ADDRESS | CITY/TOWN | STATE | ZIP |
|---------------|--------------------|------------------------------|-----------------------------------|---------------------------------|-----------|-------|-------|
| 14-243-00-000 | 0 FOUNTAIN ST REAR | COMM OF MASS - MDC | | HEADQUARTERS BLDG / 20 SOMERSET | BOSTON | MA | 02108 |
| 14-477-00-000 | 76 CHESTNUT ST | TOWN OF ASHLAND | WILDWOOD CEMETERY | 101 MAIN ST | ASHLAND | MA | 01721 |
| 14-483-00-000 | 0 UNION ST | COMM OF MASS - MDC | | HEADQUARTERS BLDG / 20 SOMERSET | BOSTON | MA | 02108 |
| 15-003-00-000 | 18 WAVERLY ST | ASHLAND LANDSCAPE SUPPLY LLC | | 18 WAVERLY ST | ASHLAND | MA | 01721 |
| 15-009-00-000 | 13 WAVERLY ST | FANNIE MAE | | PO BOX 650043 | ASHLAND | MA | 01721 |
| 15-010-00-000 | 15 WAVERLY ST | BELL KRISTEN | CAPOBIANCO JAMES | 15 WAVERLY ST | ASHLAND | MA | 01721 |
| 15-011-00-000 | 0 WAVERLY ST | KADRA JAMES | C/O KADRA MARY ELLEN | 29 DEAN RD | ASHLAND | MA | 01721 |
| 15-012-00-000 | 61 WAVERLY ST | A AND R WAVERLY LLC | | PO BOX 539 | ASHLAND | MA | 01721 |
| 15-076-00-000 | 16 UNION ST | 58 EXCHANGE ASHLAND LLC | | 120 QUARRY DR / 2ND FLOOR | MILFORD | MA | 01757 |
| 15-077-00-000 | 12 UNION ST | 58 EXCHANGE ASHLAND LLC | | 120 QUARRY DR / 2ND FLOOR | MILFORD | MA | 01757 |
| 15-078-00-000 | 1 EAST UNION ST | 58 EXCHANGE ASHLAND LLC | | 120 QUARRY DR / 2ND FLOOR | MILFORD | MA | 01757 |
| 15-079-00-000 | 7 EAST UNION ST | GILMAN BARBARA ANN | TRUSTEE BARBARA ANN GILMAN LIVING | 7 EAST UNION ST | ASHLAND | MA | 01721 |
| 15-080-00-000 | 11 EAST UNION ST | NORRIS PETER J | COLLEEN M NORRIS | 11 EAST UNION ST | ASHLAND | MA | 01721 |
| 15-081-00-000 | 17 EAST UNION ST | COWERN DONALD H JR | JULIE B COWERN | 17 EAST UNION ST | ASHLAND | MA | 01721 |
| 15-082-00-000 | 23 EAST UNION ST | PELLETIER DAVID R & JANICE A | TRS OF D & J REALTY TRUST | 23 EAST UNION ST | ASHLAND | MA | 01721 |
| 15-083-00-000 | 65 EAST UNION ST | TOWN OF ASHLAND | ASHLAND HIGH SCHOOL | 101 MAIN ST | ASHLAND | MA | 01721 |

The above reflects the latest information available on our records.


 Richard E. Bell, M.A.A.
 Assistant Assessor

4/2/19
 Date

16 abutters/parcels



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View Property Card

Map View

View Abutters Properties

Summary

Residence

Land Segments

Detached Structure

Sales History

Value History

Condo

Commercial

Parcel ID: 014/015.0-0076-0000.0 FY: 2019 Community: Ashland

| | | | |
|----------------|-------------------------|----------------------|---------------|
| Location: | 16 UNION ST | | |
| Owner Name: | 68 EXCHANGE ASHLAND LLC | | |
| Owner Name2: | | | |
| Owner Address: | 120 QUARRY DR 2ND FLOOR | | |
| City: | MILFORD | State: | MA Zip: 01757 |
| Neighborhood: | 333 | Land Area: | 10.43 acres |
| Use Code: | 390-COM-DEV-LAND | Total Finished Area: | 0 sqft |
| Tax Class: | T | Pct-Exempt-Land: | 0 |
| | | Pct-Exempt-Bldg: | 0 |
| Sewer: | | Road Type: | T |
| Water: | | Road Condition: | P |

Photo (Click on Photo to Enlarge)

No Picture Available

| Assessments | Current Year | Previous Year |
|---------------------|--------------|---------------|
| Total Value: | 877,900 | 850,900 |
| Building Value: | 0 | 0 |
| Land Value: | 877,900 | 850,900 |
| Market Land Value: | 877,900 | |
| Chapter Land Value: | | |

Sketch (Click on Sketch to Enlarge)

No Sketch Available

| Latest Sale | | | |
|------------------------|----------------|------------|------------------------|
| Sale Price: | 3,100,000 | Sale Date: | 11/04/2015 |
| Arms Length Sale Code: | B-NO-INTRACORP | Grantor: | 68 EXCHANGE REALTY LLC |
| Cert Doc: | 280840/1714655 | Book: | 66338 Page: 0298 |



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View Property Card

Map View

View Abutters Properties

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Land Segments

Detached Structure

Sales History

Value History

Condo

Commercial

Parcel ID: 014/015.0-0078-0000.0 FY: 2019 Community: Ashland

| | | | |
|----------------|-------------------------|----------------------|---------------|
| Location: | 1 EAST UNION ST | | |
| Owner Name: | 58 EXCHANGE ASHLAND LLC | | |
| Owner Name2: | | | |
| Owner Address: | 120 QUARRY DR | | |
| City: | MILFORD | State: | MA Zip: 01757 |
| Neighborhood: | 333 | Land Area: | 0.50 acres |
| Use Code: | 391-COM-PDV-LAND | Total Finished Area: | 0 sqft |
| Tax Class: | T | Pct-Exempt-Land: | 0 |
| | | Pct-Exempt-Bldg: | 0 |
| Sewer: | SP | Road Type: | T |
| Water: | PS | Road Condition: | P |

Photo (Click on Photo to Enlarge)

No Picture Available

Sketch (Click on Sketch to Enlarge)

No Sketch Available

| Assessments | Current Year | Previous Year |
|---------------------|--------------|---------------|
| Total Value: | 288,300 | 279,100 |
| Building Value: | 0 | 0 |
| Land Value: | 288,300 | 279,100 |
| Market Land Value: | 288,300 | |
| Chapter Land Value: | | |

| Latest Sale | | | |
|------------------------|----------------|------------|-----------------------|
| Sale Price: | 3,100,000 | Sale Date: | 11/04/2015 |
| Arms Length Sale Code: | B-NO-INTRACORP | Grantor: | 58 EXCHANGE REALTY LL |
| Cert Doc: | 280840/1714655 | Book: | 01480 Page: 0259 |



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[View Abutters Properties](#)

Summary

Residence

Land Segments

Detached Structure

Sales History

Value History

Condo

Commercial

Parcel ID: 014/015.0-0077-0000.0 FY: 2019 Community: Ashland

| | | | |
|----------------|-------------------------|----------------------|---------------|
| Location: | 12 UNION ST | | |
| Owner Name: | 58 EXCHANGE ASHLAND LLC | | |
| Owner Name2: | | | |
| Owner Address: | 120 QUARRY DR | | |
| City: | MILFORD | State: | MA Zip: 01757 |
| Neighborhood: | 333 | Land Area: | 1.13 acres |
| Use Code: | 390-COM-DEV-LAND | Total Finished Area: | 0 sqft |
| Tax Class: | T | Pct-Exempt-Land: | 0 |
| | | Pct-Exempt-Bldg: | 0 |
| Sewer: | | Road Type: | T |
| Water: | | Road Condition: | P |

Photo (Click on Photo to Enlarge)

No Picture Available

Sketch (Click on Sketch to Enlarge)

No Sketch Available

| Assessments | Current Year | Previous Year |
|---------------------|--------------|---------------|
| Total Value: | 253,200 | 233,500 |
| Building Value: | 0 | 0 |
| Land Value: | 253,200 | 233,500 |
| Market Land Value: | 253,200 | |
| Chapter Land Value: | | |

| Latest Sale | | | |
|------------------------|----------------|------------|-----------------------|
| Sale Price: | 3,100,000 | Sale Date: | 11/04/2015 |
| Arms Length Sale Code: | | Grantor: | 58 EXCHANGE REALTY LL |
| Cert Doc: | 260840/1714655 | Book: | 01480 Page: 0259 |