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ASHLAND, MA

2019 OCT 16 AM 11:18

Case No.: SPI-20

**Town of Ashland
Planning Department**
101 Main St.
Ashland, MA 01721
508.881.0101

ashlandmass.com/316/Zoning-Board-of-Appeals

Application to Zoning Board of Appeals

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

1. Property Information:

Street Address: 244 Prospect Street
Zoning District: RA Overlay District: _____
Assessor's Map: 29 Lot: 078 Deed Book: 48387 Page: 409
Current Property Owner*: Kristin & Michael Grimes

2. Permit/Approval Sought:

___ Special Permit (Section 9.3) ___ Amendment to Special Permit (Section 9.3) ___ Variance (Section 9.2.2.2)
___ Appeal of Building Inspector Decision (M.G.L. Ch. 40A) ___ Comprehensive Permit (M.G.L. Ch. 40B)
Use Type: Residential: ___ Commercial: ___ Industrial: ___

3. Applicant Information: Owner: Tenant: ___ Prospective Purchaser/Tenant: ___

Name: Kristin Grimes
Address: 244 Prospect St
Phone: 781 413 1626 Email: Kristin@transmitsecurity.com
Agent's Name: _____
Agent's Address: _____
Agent's Phone: _____ Agent's Email: _____

4. Additional Information:

Are all real estate taxes and other assessments to the Town current?: Yes
Is the parcel on a scenic road?: No
Is this an amendment to a previously issued Special Permit? (attach approved permit): No
Date structure was built? (Buildings built before 1940 may need review by Historical Commission.): 1983
Is the property within 100 ft. of a wetland, within 200 ft. of a stream, or in a floodplain?: No

Case No. _____

5. Description of the Relief Sought: (Attach Letter of Denial of Building Permit.)

What specific zoning bylaws is this application associated with?: _____

6. Justification for why the application should be approved:

We are adding a structure so that my parents can move from NH to ~~our~~ Ashland and spend their final years here.

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

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

Signatures:

Applicant/Agent:  Applicant's Name: Kristin Grimes

Email Address: Kristin@transmitsecurity.com Phone Number: 781 413 1626

Agent's Relationship to Applicant: _____ Firm: _____

Owner:  Owner's Name: Kristin Grimes

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

Application Requirements

All applications must include a fully completed application form, all required documents, and a check for the full amount made to the Town of Ashland. Any application not complete may lead to the Zoning Board of Appeals issuing a denial without prejudice.

All applications must include:

- A letter of Denial of a Building Permit from the Building Commissioner.
- Abutters list (300') from the Ashland Assessors office (and other towns if applicable)
- A copy of the property card from the Assessors Office.
- One (1) 24x36" sized copy of the certified (signed and stamped by a registered land surveyor) Site Plan and must include a dimensional table of required and proposed setbacks.
- Sixteen (16) packets containing the following: a copy of the application, an 11x17" sized copy of the plot plan, and any supporting documentation. (Note: Make sure the 11x17" copies of the plans are readable. Feel free to consult with the Planning Department if at all unsure.).
- A .pdf copy of the submitted plans must be either handed in to the Planning Department or sent by email to planning@ashlandmass.com, and a georeferenced CAD file (MA State Plain NAD83 Feet) will be required for final approval.

Note that additional fees associated with the Public Hearing process must also be paid with a separate check, along with a copy of the abutters list. See Public Hearing Associated Costs on page 4 for details.

Criteria

The criteria for a Special Permit is either: (from Chapter 282 Section 9.3.2) "...the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site." or (from Chapter 282 Section 3.3.2/3.3.3) "...only if determines that such [change of use or change of a structure] shall not be substantially more detrimental than the existing nonconforming [use or structure] to the neighborhood."

Expect to discuss the following:

- Community needs served by the proposal
- Traffic flow and safety, including parking and loading
- Adequacy of utilities and other public services
- Neighborhood character and social structures
- Impacts on the natural environment
- Potential fiscal impact, including impact on town services, tax base, and employment

The criteria for a Variance is that you need to create or extend a nonconformity due to a hardship derived from the physical conditions of the lot or else the lot can't be used. Note that the threshold for granting a variance is somewhat substantial. (See MGL Ch. 40A Section 10.)

Ashland Zoning Board of Appeals Fees

Application Type	Fee
Special Permit	\$250
Modification / Extension of Special Permit	\$200
Variance	\$400
Modification / Extension of Variance	\$400
Administrative Appeal of Building Inspector Decision	\$400

Peer Review Deposit	
2-15 Lots/Units	\$4,000
16-20 Lots/Units	\$6,000
21-25 Lots/Units	\$10,000
26-74 Lots/Units	\$20,000
75 or More Lots/Units	\$30,000
20 or Fewer Parking Spaces	\$2,500
21 or More Parking Spaces	\$5,000
Wireless Commercial Facility	\$3,000
Appeal of Building Inspector for 2+ Lots	\$1,000

Note: Unused Peer Review funds will be returned to the applicant at the end of the process. The applicant may request details on the account at any time from the Planning Department.

Public Hearing Associated Costs

Pursuant to State Law (M.G.L. Ch. 40A, Section 11), the ZBA requires public hearings for the above matters. There are additional fees for the following:

Abutter List	\$2 per abutter, \$50 max (Obtained and Paid at Assessors Department).
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The Zoning Board of Appeals may require a peer review consultant and/or posting of the project on coUrbanize.com at the expense of the applicant.

Please be aware that the Planning Department may hold back decisions and/or permits until all checks have been received.

CoUrbanize Fee Schedule

Application Type	CoUrbanize Requirement
Site Plan Review	CoUrbanize Required
Site Plan Review (Pertaining to Uses Proposed for ADD, A, B & C)	Town Planner or Planning Board determines whether CoUrbanize is required
Special Permit	Town Planner or Applicable Regulatory Board (PB / ZBA) determines whether CoUrbanize is required
Subdivision Permit (Cluster Included)	CoUrbanize Required
Comprehensive Permit (40B)	CoUrbanize Required
Additional Customization*	Applicable Regulatory Board determines whether CoUrbanize is required

The requirement to engage the services of CoUrbanize, as listed above, only pertains to the basic CoUrbanize package, not additional customization services.

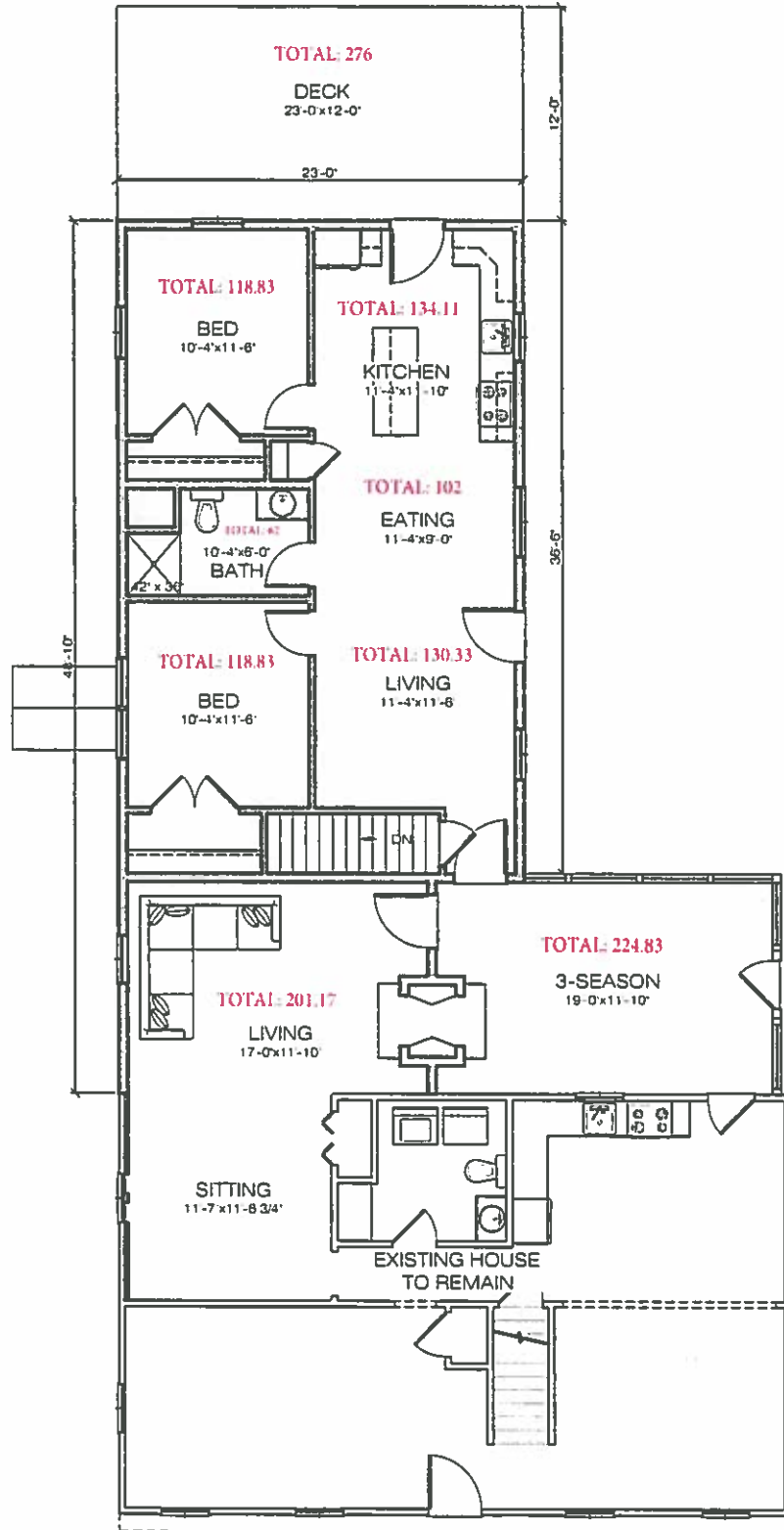
Project Type	Building Size (Square Feet)	Total Fee Charged by the Planning Department
Small	0-24,999 SF	\$600.00
Medium	25,000-74,999 SF	\$1,100.00
Large	75,000-149,999 SF	\$2,500.00
Very Large	150,000 SF and Greater	\$3,950.00

*The Town Planner and / or Planning Board will determine whether and to what extent additional customization services are required. Any applicant can be granted a waiver from engaging the services of CoUrbanize, at the discretion of the Planning Board.

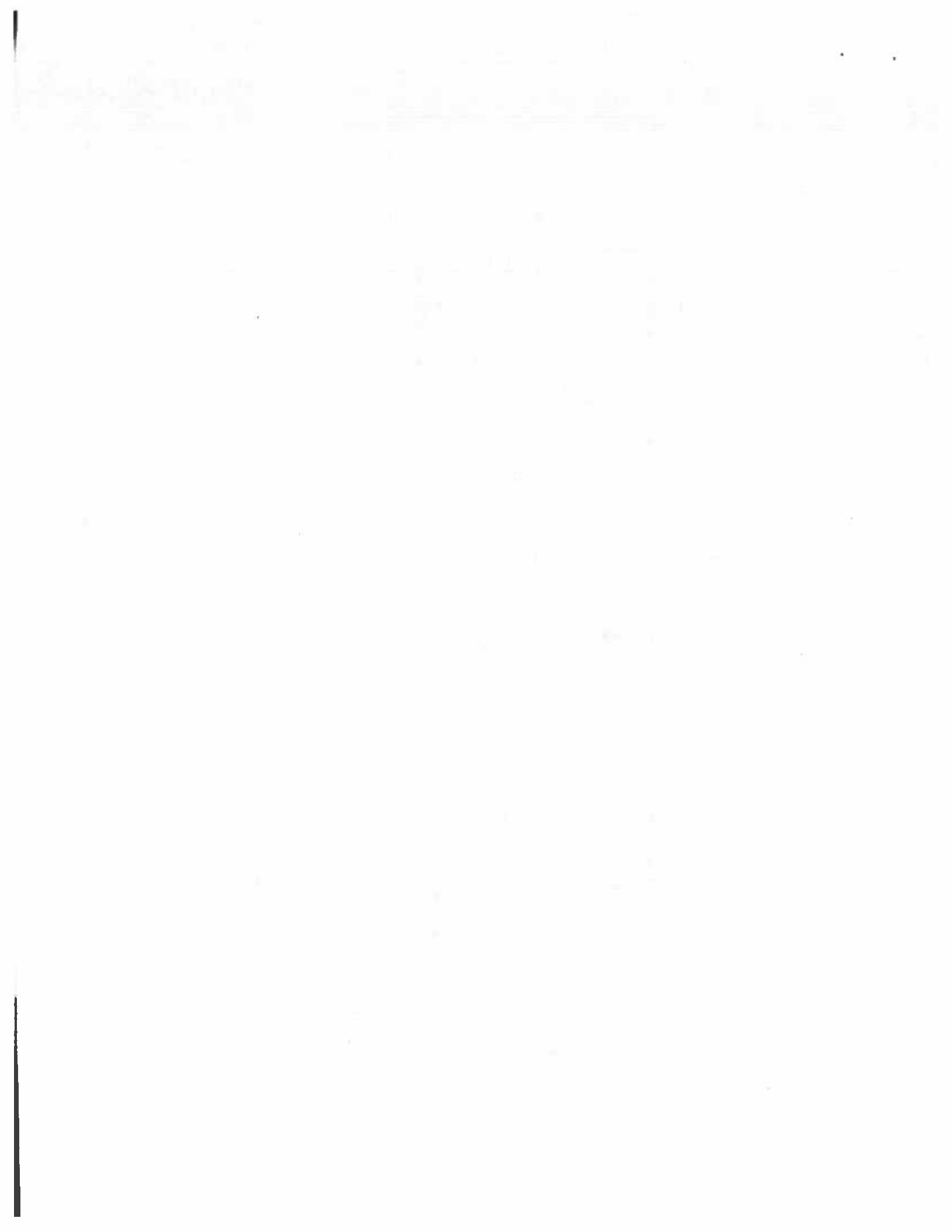
Additional Customization*	
Traffic	\$1,500.00
Shadow	\$1,750.00
Parking	\$500.00
Other Impact Study	\$1,500.00



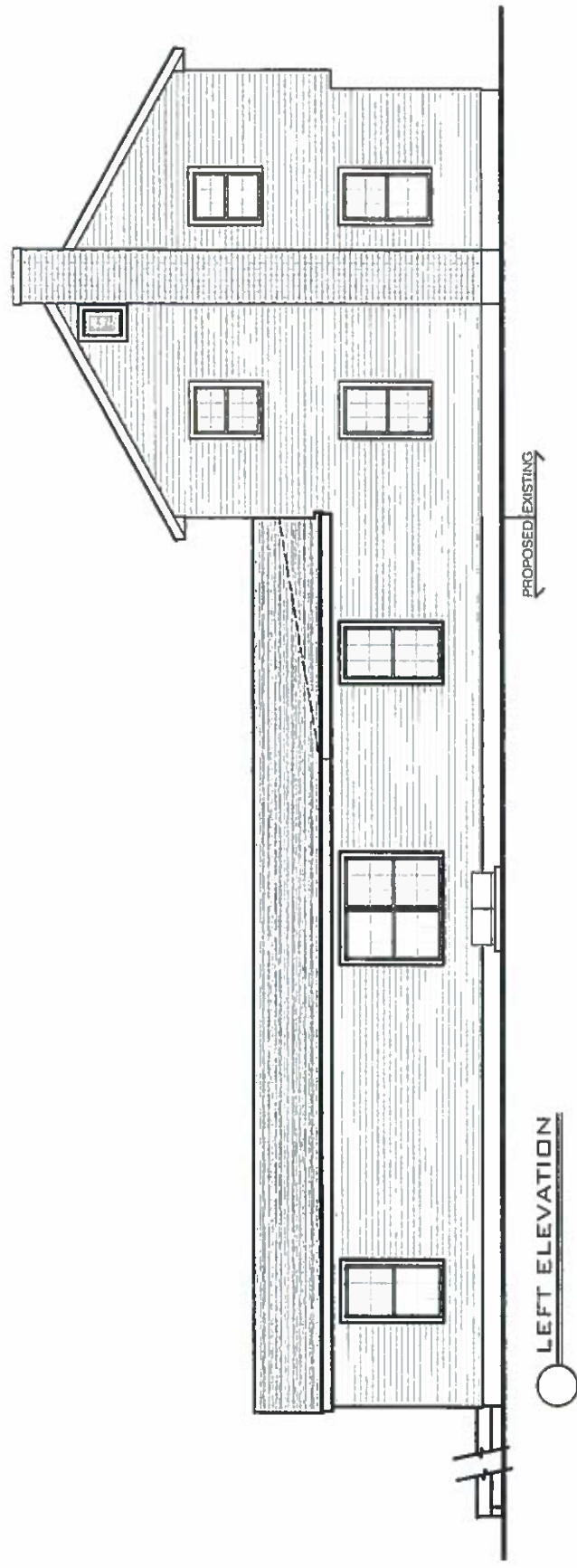
Grimes
244 Prospect St



PROPOSED
1ST FLOOR PLAN
NTS

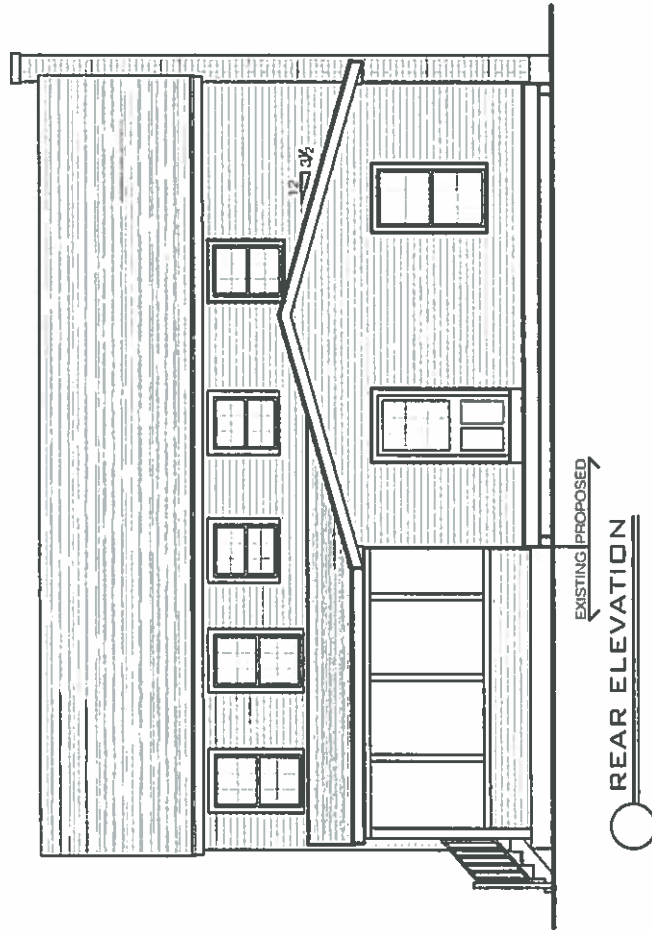


Grimes
244 Prospect S



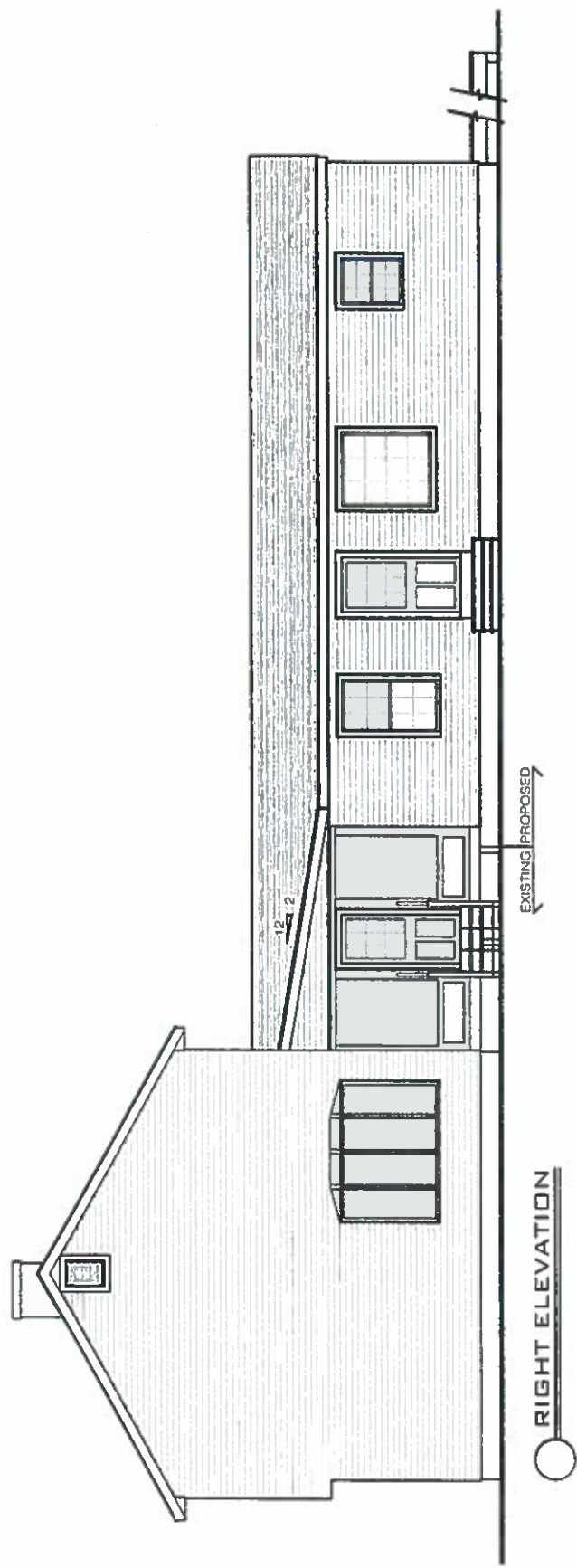


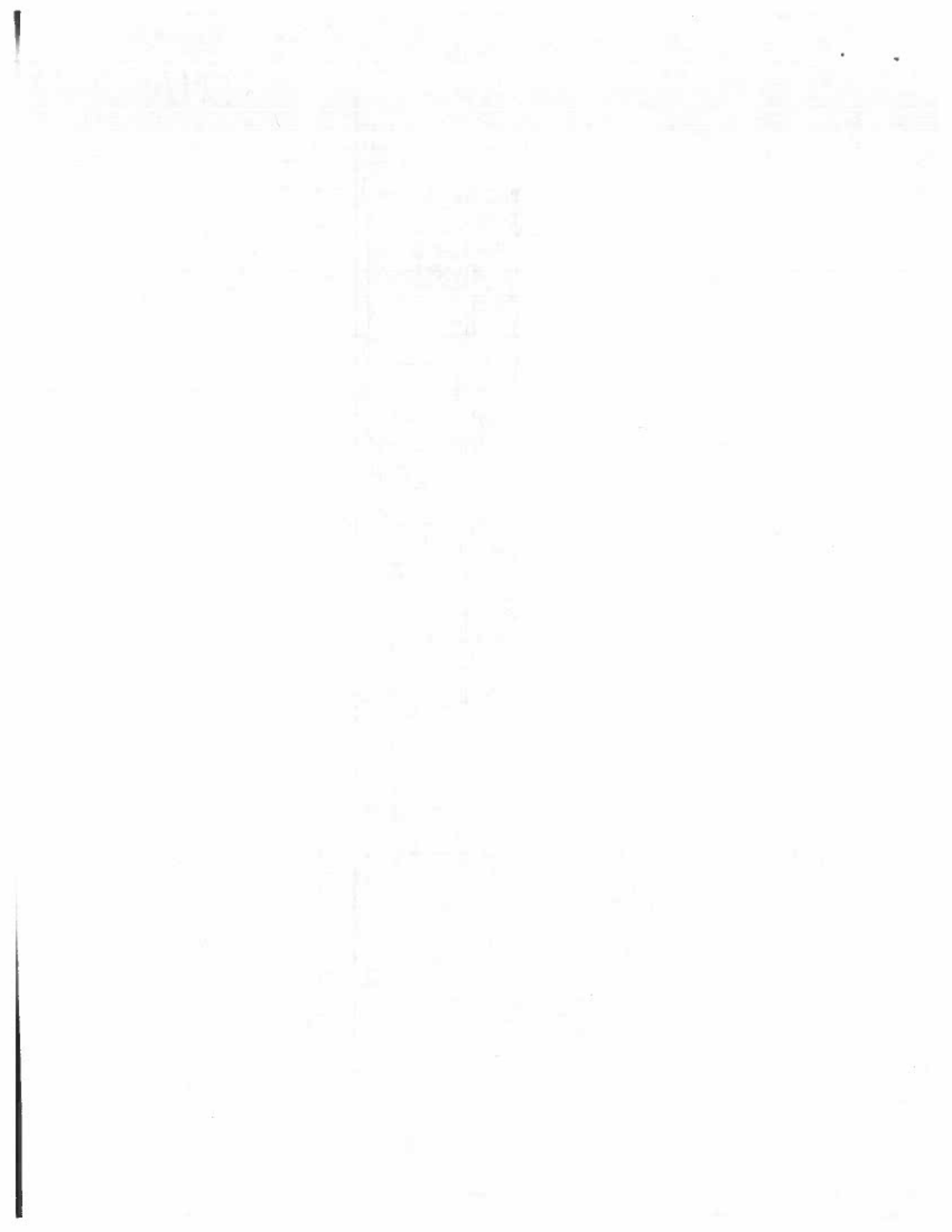
Grimes
244 Prospect St





6 miles
244 Prospect St





October 9, 2019

To The Zoning Board Of Appeals
244 Prospect Street
Kristin L and Michael G Grimes
Abutters To Map 29 Parcel 78

PARCEL ID	PARCEL ADDRESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
29-030-00-000	229 PROSPECT ST	GOODWIN JEREMY	BRENDA L GOODWIN	229 PROSPECT ST	ASHLAND	MA	01721
29-031-00-000	0 PROSPECT ST	TOWN OF ASHLAND	PUMPING STATION	101 MAIN ST	ASHLAND	MA	01721
29-032-00-000	0 PROSPECT ST	JENNINGS EMILY M		368 ASHLAND ST	HOLLISTON	MA	01746
29-033-00-000	232 PROSPECT ST	CROWE KATHERINE A	COSTELLO KATHRYN M	232 PROSPECT ST	ASHLAND	MA	01721
29-034-00-000	0 PROSPECT ST	NARAYANA KODUVAYUR	RAHIDA NARAYANA	49 THOMAS ROAD	ASHLAND	MA	01721
29-071-00-000	36 RAYMOND WAY	LICENCE CARL E	CATHERINE L LICENCE	36 RAYMOND WAY	ASHLAND	MA	01721
29-072-00-000	30 RAYMOND WAY	KANE WILLIAM X	CARYN P KANE	30 RAYMOND WAY	ASHLAND	MA	01721
29-074-00-000	20 RAYMOND WAY	MIMMS PAMELA		20 RAYMOND WAY	ASHLAND	MA	01721
29-075-00-000	14 RAYMOND WAY	ODAY JAMES M		14 RAYMOND WAY	ASHLAND	MA	01721
29-076-00-000	8 RAYMOND WAY	LOMBARDO CHRISTIAN R	RACHEL M LOMBARDO	8 RAYMOND WAY	ASHLAND	MA	01721
29-077-00-000	0 PROSPECT ST REAR	MONEGO JONH E	HELENA MONEGO	339 ASHLAND ST	HOLLISTON	MA	01746
29-079-00-000	242 PROSPECT ST	DOMESTICO JAMES ARNOLD	COHEN NICOLE ALYSSA	242 PROSPECT ST	ASHLAND	MA	01721
29-080-00-000	238 PROSPECT ST	JOOSTEN MICHAELA	KELLY C JOOSTEN	238 PROSPECT ST	ASHLAND	MA	01721
29-081-00-000	7 RAYMOND WAY	BURKE ERIC C	CARROLL TERESA M	7 RAYMOND WAY	ASHLAND	MA	01721
29-082-00-000	15 RAYMOND WAY	MIMMS PAMALA V		15 RAYMOND WAY	ASHLAND	MA	01721
29-083-00-000	25 RAYMOND WAY	MIMMS BARBARA V	TRUSTEE OF THE VALERIE FAMILY TRUST	25 RAYMOND WAY	ASHLAND	MA	01721
29-084-00-000	27 RAYMOND WAY	CONNORS JOHN	SASHA CONNORS	27 RAYMOND WAY	ASHLAND	MA	01721
29-085-00-000	0 RAYMOND WAY	ARCHAMBAULT MARK R	MAUREEN E ARCHAMBAULT	27 RAYMOND WAY	ASHLAND	MA	01721
29-086-00-000	0 RAYMOND WAY	ROCHEFORD IRVING P III	CHERYL A ROCHEFORD	31 RAYMOND WAY	ASHLAND	MA	01721
29-087-00-000	31 RAYMOND WAY	ROCHEFORD IRVING P III	CHERYL A ROCHEFORD	31 RAYMOND WAY	ASHLAND	MA	01721
29-088-00-000	35 RAYMOND WAY	PALOMBO JOHN R	ROBIN A PALOMBO	35 RAYMOND WAY	ASHLAND	MA	01721
29-099-00-000	0 PROSPECT ST REAR	LAPWORTH ARTHUR F JR		325 ASHLAND ST	HOLLISTON	MA	01746
29-100-00-000	47 DONNA LEE LN	MEHTA SATISH	VIJAYA MEHTA	47 DONNA LEE LN	ASHLAND	MA	01721
29-101-00-000	43 DONNA LEE LN	BASS ALEC S		43 DONNA LEE	ASHLAND	MA	01721
29-102-00-000	39 DONNA LEE LN	GLUTIERREZ ANYELINE	KARINA & ERVIN GUTIEREZ	39 DONNA LEE LN	ASHLAND	MA	01721
29-103-00-000	35 DONNA LEE LN	LABBE RAYMOND R	JURASINSKI PAULINE	35 DONNA LEE LN	ASHLAND	MA	01721
29-104-00-000	31 DONNA LEE LN	HULME JEFFREY M	CARA L HULME	31 DONNA LEE LN	ASHLAND	MA	01721
29-105-00-000	27 DONNA LEE LN	BENNETT ANDREW M	AUDREY J BENNETT	27 DONNA LEE LN	ASHLAND	MA	01721
29-154-00-000	233 PROSPECT ST	TOWN OF ASHLAND	PUMPING STATION	101 MAIN ST	ASHLAND	MA	01721

The above reflects the latest information available on our records.



Richard E. Ball, M.A.A.
Director of Assessing

10/9/19
Date

