



Case No.: _____

**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: 304-306 Union Street

Zoning District: Commercial Neighborhood Overlay District: _____

Assessor's Map: 20 Lot: 26 Deed Book: 68811 Page: 265

Current Property Owner*: Hannah Paramanandam & Maxwell Ranjan David

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: Hannah Paramanandam & Maxwell Ranjan David

Address: 304-306 Union Street, Ashland, Ma

Phone: 508-846-5192 Email: hannahdavid@gmail.com

Agent's Name: Karen Keegan, Guaranteed Builders & Developers, Inc.

Agent's Address: 14 West Street, Douglas, Ma 01516

Agent's Phone: 508-476-1500 Agent's Email: kkeegan@gbiavis.com

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.): N/A

Is the property within 100 ft. of a wetland, within 200 ft. of a stream, or in a floodplain?: No

RECEIVED
TOWN CLERK
ASHLAND, MA
2020 JAN -6 PM 1:58

Case No. _____

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

(see attached)

What specific zoning bylaws is this application associated with?: (see attached)

6. Justification for why the application should be approved:

(see attached)

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

(see attached)

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

Signatures:

Applicant/Agent: Karen Keegan Applicant's Name: Karen Keegan

Email Address: kkeegan@ghiavis Phone Number: 508-476-1500

Agent's Relationship to Applicant: _____ Firm: Guaranteed Builders & Dev. Inc.

Owner: [Signature] Owner's Name: _____

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

Application for Ashland Zoning Board of Appeals

5.) Description of Relief Sought:

Petitioner seeks relief from the Table of Principle Use Regulations (A.) The construction of a 2 family dwelling unit and re-build up to a 4 family dwelling unit, (BA) maybe permitted by Special Permit.

Section 6 finding, Non-Conforming Structure maybe reconstructed after a Catastrophe and Demolition. New structure shall be only as great in volume or area as the original nonconforming structure.

What Specific zoning bylaws is this application associated with:

Section 3.3.7.C. Reconstruction of a nonconforming structure after a Catastrophe and Demolition
Section 3.0 Table of Principle Use Regulations

6.) Justification of why application should be approved:

Catastrophic Fire and Demolition of building after fire. Building was destroyed by fire in April 2019, owner removed due to hazardous unsafe conditions, before new building permit was issued.

Evidence to Support the Grant of the Special Permit

Section 9.4 of the Bylaw sets forth the criteria that the Board must consider in determining whether to grant a special permit. Each of the enumerated criteria, and the reason the Applicant's proposal meets each criterion, are as follows.

A. Traffic Flow and safety, including parking and loading.

Because the Reconstruction Project- a net addition of 2 dwelling units is of relatively low intensity, there will be no adverse effect on traffic flow and safety. As shown on the site plan, to minimize safety, including parking and loading, the Applicant proposes to add additional driveways along Clark Street. The Applicants parking plan provides the necessary parking while also ensuring the safety of vehicles to the proposed new dwelling units.

B. Social, economic, or community needs which are served by the proposal;

The Reconstruction Project serves social, economic, and community needs by restoring the housing that was lost due to the fire and creating additional housing, while better accommodating differing housing needs and family structures by creating two (2) additional three (3) bedroom dwelling units.

C. Adequacy of utilities and other public services;

Adequate and appropriate utilities and other public services served the property before the fire, and are available to serve the property after reconstruction, as shown on the site plan. Natural Gas lines will service the new dwelling units and be accessed from Clark Street.

D. Neighborhood character and social structures;

The Reconstruction Project will maintain the neighborhood character and social structures that existed prior to the fire by restoring the housing that formerly served the neighborhood and creating two additional housing units.

E. Impacts on the natural environment;

The Applicant does not anticipate any adverse impact on the natural environment. The site plan reflects the Applicants consideration of best stormwater management practices. As shown on the site plan, the Applicant proposes to maintain existing natural landscaping on the property.

F. Potential fiscal impact, including impact on town services, tax base, and employment.

By issuing a Special Permit to the Applicant for the Reconstruction Project, the Board will be authorizing the construction of four (4) two-story townhouse-style dwelling units, which will likely increase the assessed value of the property and the restoration of the housing in the neighborhood far outweighing any *de minimis* adverse fiscal impact.

Previous building coverage 20.8%, proposed building coverage will be 20.8%. Proposed building will meet all current zoning setbacks. The lot is unique because it is a corner lot that will meet all current zoning setbacks. Table of uses also allows up to 4 unit conversion.

7.) Existing use and condition of the property and surrounding neighborhood:

The site had previously had a 2 family dwelling, but has since been demolished after a catastrophic fire. The surrounding neighborhood consists of a mix of 4 unit dwelling, condominiums, and 2 family dwellings. The structure that was destroyed by fire had a similar square footage & orientation of entrance to the property. The existing use/building destroyed by fire did not meet the current building lot coverage of 15%.

Conclusion

For all of the reasons set forth herein, in consideration of the criteria set forth in the Bylaw, the Applicant is confident that the beneficial impacts of the Reconstruction Project of the Town and the neighborhood will far outweigh and *de minimis* adverse effects. On behalf of the Applicant, we look forward to discussing the enclosed application with the Board.

From: do_not_reply@peoplegis.com
Sent: Tuesday, December 3, 2019 3:00 PM
To: Tracy Sharkey
Subject: Additional Information Required

This is an email request for additional information for the Building permit you filed with Town of Ashland, Massachusetts for 304-306 UNION ST. The additional information required is as follows:

DENIED-COPY OF PLANS, COPY OF PLOT PLAN , COPY OF SEWER AND WATER PERMITS , COPY OF PLOT PLAN , COPY OF CONTRACT REQUIRED FOR REVIEW TO ESTABLISH FEE AND FURTHER APPROVAL/SPECIAL PERMIT BY ZBA IS REQUIRED-NON -CONFORMING LOT AND PERMISSION FROM THE ZBA FOR CONSTRUCTION OF A TWO FAMILY RESIDENCE- PERMIT- DENIED UNTIL ZBA APPROVAL IS OBTAINED

Click the link below to open your application record and enter this additional information:

The record can be viewed at the following URL:
https://www.mapsonline.net/ashlandma/forms/template_select.php?id=737489483&jump=1598471f50b8d1c8fa0b63ca30b79cda

PARCEL ID	PARCEL LOCATION	OWNER 1	OWNER 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
14-320-00-000	55 ESTY ST	ROMAN CATHOLIC ARCHBISHOP OF BOSTON		2121 COMMONWEALTH AVE	BRIGHTON	MA	02135
14-339-00-000	307 MAIN ST	BECKFORD GLORIA E	DIAZ MIRNA E	307-309 MAIN ST	ASHLAND	MA	01721
14-340-00-000	325 MAIN ST	MATARESE JOHN A & MARILYN S	TRS MATARESE REALTY TRUST	325 MAIN ST	ASHLAND	MA	01721
14-341-00-000	309 UNION ST	OWNER UNKNOWN		101 MAIN ST	ASHLAND	MA	01721
14-341-01-001	309 UNION ST	WALSH PAUL K		309 UNION ST	ASHLAND	MA	01721
14-341-01-002	311 UNION ST	GONZAGA EMANUELA	MARIA A GONZAGA	311 UNION ST	ASHLAND	MA	01721
14-341-02-001	313 UNION ST	FISHMAN KAREN		313 UNION ST	ASHLAND	MA	01721
14-341-02-002	315 UNION ST	GAGEN TYLER J	SWIFT ULETA A	315 UNION ST	ASHLAND	MA	01721
14-342-00-000	319 UNION ST	HAND JAMES A		319 UNION ST	ASHLAND	MA	01721
14-343-00-000	325 UNION ST	BECKER RICHARD M		325 UNION ST	ASHLAND	MA	01721
14-344-00-000	48 ESTY ST	ROMAN CATHOLIC ARCHBISHOP OF BOSTON		2121 COMMONWEALTH AVE	BRIGHTON	MA	02135
14-410-00-000	322 MAIN ST	BARR JEFFREY D		322 MAIN ST	ASHLAND	MA	01721
14-414-00-000	0 MAIN ST	GIOMBETTI ROBERT A & EDWARD V	CLUE KEVIN	PO BOX 958	UPTON	MA	01568
14-415-00-000	332 MAIN ST	GIOMBETTI CLUE PROPERTIES LLC		P O BOX 958	UPTON	MA	01568
14-432-00-000	294 UNION ST	HOMER JUDITH A		294-296 UNION ST	ASHLAND	MA	01721
14-433-00-000	355 MAIN ST	ANDRADE RODRIGO G		16 SEWELL ST	FRAMINGHAM	MA	01702
14-434-00-000	365 MAIN ST	BRADSTREET EDWARD		365 MAIN ST	ASHLAND	MA	01721
14-435-00-000	274 UNION ST	CUDDY BRIAN	TRUSTEE CUDDY FAMILY REVOCABLE TRUST	40 TANGLEWOOD DR	MILFORD	MA	01757
14-488-00-000	366 MAIN ST	NEW ENGLAND TEL & TEL CO	C/O VERIZON NEW ENGLAND INC	PO BOX 2749 / C/O DUFF AND PHELPS	ADDISON	TX	75001
20-018-00-000	373 MAIN ST	HART LOIN L	MAUREEN T HART	6 LAKESHORE DR	HOPKINTON	MA	01748
20-019-00-000	383 MAIN ST	ROCHA MARLOS P	TAINA ROCHA	383 MAIN ST	ASHLAND	MA	01721
20-020-00-000	399 MAIN ST	OWEN KEVIN P	DEBRA E OWEN	399 MAIN ST	ASHLAND	MA	01721
20-021-00-000	5 CLYDE RD	DONEGAN STEPHEN	ROCHE EILEEN	5 CLYDE RD	ASHLAND	MA	01721
20-022-00-000	11 CLYDE RD	HENRY EDMUND A	TERRI E HENRY	11 CLYDE RD	ASHLAND	MA	01721
20-023-00-000	14 CLARK ST	PANDOLFI THOMAS A	DEBORAH L PANDOLFI	14 CLARK ST	ASHLAND	MA	01721
20-024-00-000	10 CLARK ST	WANG XIAOYU	LIAO SHUNLIAN	3 PILGRIM RD	ASHLAND	MA	01721
20-025-00-000	8 CLARK ST	SCHORFIELD KEITH	MARY SCHOFIELD	8 CLARK ST	ASHLAND	MA	01721
20-028-00-000	173 ALDEN ST	BROWN JOHN B		175 ALDEN ST	ASHLAND	MA	01721
20-198-00-000	21 CHRISTY LN	BRENNAN DARLENE M		21 CHRISTY LN	ASHLAND	MA	01721
20-220-00-000	27 CHRISTY LN	CAVICCHI KRISTINE M	LESUE S CAVICCHI	27 CHRISTY LN	ASHLAND	MA	01721
20-220-01-001	348 UNION ST	OWNER UNKNOWN		101 MAIN ST	ASHLAND	MA	01721
20-220-01-002	348 UNION ST	BRITTON JAMES		37 HAWTHORNE RD	ASHLAND	MA	01721
20-220-02-001	348 UNION ST	APPELL ROGER	SHEILA WATNICK APPELL	37 HAWTHORNE RD	ASHLAND	MA	01721
20-220-02-002	348 UNION ST	BRITTON JAMES		348 UNION ST / UNIT C	ASHLAND	MA	01721
20-221-00-000	344 UNION ST	EAGLE TROOP CAPITAL LLC		344 UNION ST / SUITE 3	ASHLAND	MA	01721
20-222-00-000	340 UNION ST	SHAMMAS MICHAEL M	NELLY SHAMMAS	340 UNION ST	ASHLAND	MA	01721
20-223-00-000	330 UNION ST	GOMES JARDEL C A	DESOUZA JULIANA M	330-332 UNION ST	ASHLAND	MA	01721
20-224-00-000	320 UNION ST	BRIDGE WILLIAM D III	GILSON RENE	274 POND ST	HOPKINTON	MA	01748
20-225-00-000	5 CLARK ST	MAYHEW ALFRED J	IRMA V MAYHEW	5-7 CLARK ST	ASHLAND	MA	01721
20-226-00-000	9 CLARK ST	JACK BRIAN P	DENISE J JACK	9 CLARK ST	ASHLAND	MA	01721
20-227-00-000	13 CLARK ST	MUSGRAVE VERNON B	MAUREEN F MUSGRAVE	13 CLARK ST	ASHLAND	MA	01721

November 13, 2019

To The Zoning Board of Appeals
304-306 Union Street

Hannah Paramanandam and Maxwell Ranjan David
Abutters To Map 20 Parcel 26

PARCEL ID	PARCEL LOCATION	OWNER 1	OWNER 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
20-228-00-000	15 CLARK ST	HOWLAND SCOTT	HUDAK MICHELE	15 CLARK ST	ASHLAND	MA	01721
20-229-00-000	19 CLARK ST	MAYO DEBORAH S		17 CLARK ST	ASHLAND	MA	01721

The above reflects the latest information available on our records.



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

11/13/19
 Date

Residential Property Record Card

Parcel ID: 014/020.0-0026-0000.0 MAP: 020.0 BLOCK: 0026 LOT: 0000.0 Parcel Address: 304 UNION ST FY: 2019

PARCEL INFORMATION
 Owner: PARAMANANDAM HANNAH
 Address: 304-306 UNION ST ASHLAND MA 01721
 Use-Code: 104 Sale Price: 1 Book: 68811 Road Type: T Inspect Date: 03/31/2016
 Tax Class: T Sale Date: 01/25/2017 Page: 0264 Rd Condition: P Meas Date: 03/31/2016
 Tot Fin Area: 3885 Sale Type: P Cent/Doc: Traffic: H Entrance: C
 Tot Land Area: 0.250 Sale Valid: N Grantor: DAN SAM MAX LLC Water: PS Collect Id: REB
 Sewer: Exempt-B/L% 0/0 Resid-B/L% 100/100 Comm-B/L% 0/0 Sewer: SW Inspect Reas: M
 Open Sp-B/L% 0/0

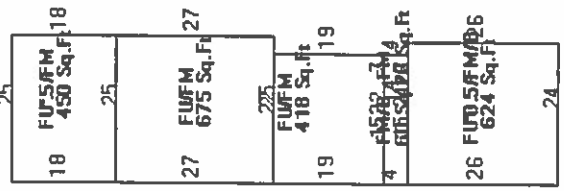
RESIDENCE INFORMATION
 CO 13 Tot Rooms: 13 Main Fn Area: 2255 Allic: N 684
 Story Height: 2.00 Bedrooms: 6 Up Fn Area: 1630 Bsmt Area: 684
 Roof: G Full Baths: 4 Add Fn Area: Unfn Area: Foundation: ST
 Ext Wall: AV Half Baths: 0 Tot Fin Area: 3885 Eff Yr Built: 1980
 Masonry Trim: M Ext Bath Fix: 1 RCNLD: 259735 Heat Type: FA Ext Klitch: Year Built: 1920
 Bath Qual: M Mkt Adj: 0.900 Fuel Type: G Bsmt Gar Cap: Condition: G Alt Str Val1:
 Sound Value: 0 Fireplace: 0 Bsmt Gar SF: Pct Complete: 100 Alt Str Val2:
 Central AC: N Mkt Gar SF: %Good P/F/E/R: 1/100/67

LAND INFORMATION
 NBHD CODE: 303 NBHD CLASS: 1 ZONE: R4
 Seg Type Code Method Sq-Ft Acres Inllu-Y/N Value Class
 1 P 104 S 10890 0.250 N 187,709
 VALUATION INFORMATION
 Current Total: 421,500 Bldg: 233,800 Land: 187,700 MklLnd: 187,700
 Prior Total: 412,600 Bldg: 226,800 Land: 185,800 MklLnd: 185,800

Photo

No Picture Available

Sketch



This Document Prepared By:
Fitzpatrick & Associates, P.C.
841 Main Street
Tewksbury, MA 01876

QUITCLAIM DEED

62566781-3884712

Abstract

KNOW ALL MEN BY THESE PRESENTS THAT:

Dan Sam Max, LLC, a Massachusetts Limited Liability Company with an address of 42 Marien Lane, Marlborough, MA 01752, for consideration paid of One and xx/100 (\$1.00) Dollars,

GRANT to Hannah Paramanandam and Maxwell Ranjan David, wife and husband, as joint tenants, of 304-306 Union Street, Ashland, MA 01721

With QUITCLAIM COVENANTS, the land in Ashland, Middlesex County, Massachusetts, being more particularly described as follows:

Tax Id Number(s): 20-026-00-000, 014/020.0-0026-0000.0

Land Situated in the Town of Ashland in the County of Middlesex in the State of MA

THE LAND WITH THE BUILDINGS THEREON SITUATED ON THE SOUTHERLY SIDE OF UNION STREET IN ASHLAND, IN THE COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER THEREOF AT A STAKE AND STONE ON THE SOUTHERLY SIDE OF UNION STREET, THENCE TURNING AND RUNNING

SOUTHWESTERLY ON SAID UNION STREET FOUR (4) RODS TO CLARK STREET; THENCE TURNING AND RUNNING

SOUTHEASTERLY BY SAID CLARK STREET, TEN (10) RODS MORE OR LESS TO LAND FORMERLY OF JOHN CLARK; THENCE TURNING AND RUNNING

NORTHEASTERLY BY LAST MENTIONED LAND FOUR (4) RODS TO STAKE AND STONE; THENCE TURNING AND RUNNING

Property Address: 304-306 Union Street Ashland, MA 01721-2155

NORTHWESTERLY BY LAND FORMERLY OF F. ELBRIDGE WHITTEMORE
THEN (10) RODS TO THE POINT OF BEGINNING.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER
LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.


NOTE: The Company is prohibited from insuring the area or quantity of the land. The
Company does not represent that any acreage or footage calculations are correct.
References to quantity are for identification purposes only.


Being the same property conveyed to Dan Sam Max, LLC, a Massachusetts limited
liability company, by deed dated April 18, 2012 of record in Deed Book 59007, Page 9,
in the County Clerk's Office.

Commonly known as: 304-306 Union Street, Ashland, MA 01721-2155

Witness my hand and seal this 18th day of JANUARY ²⁰¹⁷ ~~2016~~.

Grantors:


By: Hannah Paramanandam, Manager


By: Maxwell David, Manager

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX County, ss

On this 18th day of JANUARY, ²⁰¹⁷ ~~2016~~, before me, the undersigned notary public,
personally appeared, Hannah Paramanandam and Maxwell David, managers of Dan Sam
Max, LLC, proved to me through satisfactory evidence of identification, which were
MASS. DRIVERS LIC to be the persons whose names are signed on the preceding or