



**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: **29 & 41 ALDEN STREET**

Zoning District: **Commercial Highway**

Overlay District: **Ashland Downtown District**

Assessor's Map: **14 Block: 356 & 357** Deeds: Book **5481 Page 337 (#29)** Book: **47043 Page: 539 (#41)**

Current Property Owner: **EKG Realty Trust (#29) Paul and Irene Damianidis (#41)**

Permit/Approval Sought:

Special Permit (\$9.3) Special Permit Amendment/Modification Design Plan Review (\$9.6)

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: Commercial: Industrial: Mixed Use:

Applicant Information: Owner: Tenant: Prospective Purchaser:

Name: **29 & 41 ALDEN STREET REALTY TRUST**

Address: **11 PLACID ROAD NEWTON, MA 02459**

Phone: **781 589-4113**

Email: **charles_zammuto@yahoo.com**

Agent's Name: **Terrence P. Morris Esq.**

Agent's Address: **57 Elm Road, Newton, MA 02460**

Agent's Phone: **617 202-9132**

Agent's Email: **tpmorris.landuse.law@comcast.net**

Additional Information:

Are all real estate taxes and other assessments to the Town current? **YES**

Is the parcel on a scenic road? **NO** Is the parcel in a flood plain? **NO**



Is the parcel within 100 feet of a wetland or 200 feet of a river? **NO**

Is this an amendment to a previously issued Special Permit? (attach approved permit): **NO**

Date structure(s) built? **Circa 1900**

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

Special Permit for a 4-story, residential building with 19 dwelling units on 3 floors above a ground floor lobby with accessory parking for 34 cars, both within the building (27) and open-air (7). Fifteen of the units are 2-BR, 2-Bath units and four are 1-BR units, with an average size of 932 square feet. The project is governed by the standards set forth in Section 8.5 of the zoning by-law for the ADD Special District as well as the design standards, parking and landscaping requirements for off-street parking in section 5.0 and section 5.4. According to the aforesaid parking requirements 38 spaces are required for the residential use (2.0 sp./unit). However, according to Section 8.5.13 the number of parking spaces required shall be 75% of those stated in section 5.1, reducing the minimum number of spaces to 29. According to the ADD Dimensional Regulations in Paragraph 8.5.7, the Planning Board may vary the dimensional requirements including number of floors and height of the building, if in its opinion, such change will result in an improved design and whether the project conforms to the form-based code guidelines therein.

What specific zoning bylaws and/or Special Permit types are relevant to this application?: **ADD (Sub-Area C)**
Section 8.5: Paragraphs 5.2, 5.5 and 5.6 - (Purpose, Sub-Areas and Uses); Par.8.5.7 - Dimensional Standards ((# of Floors and Height); Par. 7.0 - Affordable Housing); Par. 8.5.13 - Parking Requirements); 9.0 - Review Standards; and Section 5.1 (Design Standards for Off-street Parking) and 5.4 (General Landscaping Requirements).

Benefits of Project: The project meets each of the stated purposes of the ADD set forth in section 8.5. Specifically it reflects the design characteristics depicted in the renderings for the district. The applicant has made suitable accommodations for increased parking demand and the project conforms to the form-based code guidelines in the code. It will also provide convenient and efficient pedestrian access within the district and to surrounding neighborhoods and facilities. Finally it will provide pedestrian connectivity and appropriate transition to the Residence B (RB) district further along Alden Street.

Existing use and condition of the property and surrounding neighborhood: (Please list all nonconformities.) There is a three-story 1800 SF commercial building erected in 1970 on 29 Alden Street. There is a two-story 1800 SF wood frame single family dwelling built circa 1900 more recently altered/renovated in 1973. The property is located at the end of the ADD district adjacent on 2 sides by existing commercial uses.

Attach Building Permit Denial letter if applicable. **N/A**

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

Signatures:

Agent: Terrence P. Morris **Terrence P. Morris Esq.**

Applicant's Name: **Charles Zammuto**

Agent's Relationship to Applicant: **Attorney**

Firm: **Law Offices of Terrence P. Morris LLC**

Owner: _____ Owner's Name: **Paul and Irene Damianidis**

Note: If the applicant is not the owner, please have the owner sign above or submit a letter of permission with the application. **The executed Purchase & Sale Agreement provides for the right to file this application.**

