



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: Commerical 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

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@ghivis 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:

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

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 numerated 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 reconstruction of a 2 dwelling unit is of relatively low intensity, there will be no adverse effect on traffic flow and safety as it will be the same as the previous structure. As shown on the site plan, to minimize safety, including parking and loading, the Applicant proposes to reconstruct the driveways along Clark Street. The Applicants parking plan provides the necessary parking while also ensuring the safety of vehicles to the proposed 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, while better accommodating housing needs and family structures by creating two (2) four (4) 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.

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 one (1) two-story townhouse-style dwelling unit, 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 20.7%. 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.

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

To The Zoning Board of Appeals
 304-306 Union Street
 Hannah Perampalam and Maxwell Ranjan David
 Applicants To Map 20 Parcel 26

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	02115
14 330 00 000	307 MAIN ST	RECKFORD GLORIA E	DIAZ MIRNA E	307 369 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	GOZGAGA EMANOELA	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		315 UNION ST	ASHLAND	MA	01721
14 342 00 000	319 UNION ST	HAND JAMES A	SWIFT ULETA 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	CLUE KEVIN	322 MAIN ST	ASHLAND	MA	01721
14 414 00 000	0 MAIN ST	GIOMBETTI ROBERT A & EDWARD V		PO BOX 958	UPTON	MA	01568
14 415 00 000	332 MAIN ST	GIOMBETTI CLUE PROPERTIES LLC		PO 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 SEVELL 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		PO BOX 2749 / C/O DUFF AND PHELPS	ADDISON	TX	75001
20 018 00 000	373 MAIN ST	HART LON 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	DOMEGAN 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	LAO SHUNLIAN	3 PILGRIM RD	ASHLAND	MA	01721
20 025 00 000	8 CLARK ST	SCHOFIELD 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
20 199 00 000	27 CHRISTY LN	CAVICCHI KRISTINE M		27 CHRISTY LN	ASHLAND	MA	01721
20 220 00 000	348 UNION ST	OWNER UNKNOWN	LESLIE S CAVICCHI	101 MAIN ST	ASHLAND	MA	01721
20 220 01 001	348 UNION ST	BRITTON JAMES		37 HAWTHORNE RD	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	348 UNION ST / UNIT C	ASHLAND	MA	01721
20 220 02 002	348 UNION ST	BRITTON JAMES		37 HAWTHORNE RD	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 ARDEL C A	DESOUZA JULIANA M	330-332 UNION ST	ASHLAND	MA	01721
20 224 00 000	320 UNION ST	BRIDGE WILLIAM D III	GILSON RENEE	274 POND ST	HOPKINTON	MA	01721
20 225 00 000	5 CLARK ST	MAYHEW ALFRED J	IRMA V MAYHEW	5-7 CLARK ST	ASHLAND	MA	01748
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
Mannah Paramandam 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	01771
20 229 00-000	19 CLARK ST	MAYO DEBORAH S		17 CLARK ST	ASHLAND	MA	01771

The above reflects the latest information available on our records.


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

Date 11/13/19

Residential Property Record Card

Parcel ID: 014020.0-0025-0000.0 MAP: 020.0 BLOC/K: 0025 LOT 0000.9 Parcel Address 304 UNION ST FY 2019

Parcel Address 68811 0264 88811 0264

Book Page Cert/Doc

01/25/2017 P N

DAN SAM MAX LLC 100/100 0/0

Confrt: B/L %

0/0

03/31/2016 03/31/2016

Inspect Date: Mass Date Entrance, Collect Id. REB

PS SW M

0/0

Open Sp-B/L % 0/0

PARCEL INFORMATION

Owner: PARAMANANDAM HANNAH

Address: 304-306 UNION ST ASHLAND MA 01721

Use-Code: 104

Tax Class: T

Tot Fin Area: 3885

Tot Land Area: 0.250

Sewer: DAN SAM MAX LLC

Exempt-B/L % 0/0

Resid-B/L % 100/100

Confrt: B/L % 0/0

Map: 020.0 BLOC/K: 0025

Lot: 0000.9

Parcel Address: 304 UNION ST

FY: 2019

Book: 68811

Page: 0264

Cert/Doc: N

Grantor: DAN SAM MAX LLC

Resid-B/L %: 100/100

Confrt: B/L %: 0/0

Sale Price: 104

Sale Date: 01/25/2017

Sale Type: P

Sale Valid: N

Grantor: DAN SAM MAX LLC

Resid-B/L %: 100/100

Confrt: B/L %: 0/0

RESIDENCE INFORMATION

CD 2.00

Story Height 2.00

Roof G

Ext Wall AV

Masonry Trim: M

Bath Qual 0.900

Mkt Adj 0

Sound Value 0

Fireplace N

Central AC N

Air Gar SF: %Good P/F/E/R/

Tot Rooms: 13

Bedrooms: 8

Full Baths: 4

Half Baths: 0

Ext Bath Fix: 1

RCNLD: 259735

Heat Type: FA

Fuel Type: G

Bsmt Gar Cap: 0

Central AC: N

Air Gar SF: %Good P/F/E/R/

Main Fn Area: 2255

Up Fn Area: 1630

Add Fn Area: 0

Unfin Area: 0

Tot Fin Area: 3885

Kitch Qual: M

Ext Kitch: A

Grade: G

Condition: G

Pct Complete: 100

Attic: N

Bsmt Area: 664

Fn Bsmt Area: 0

Bsmt Grade: ST

Foundation: 1980

Eff Yr Built: 1920

Year Built: 233,000

Cost Bldg: All Str Val1: All Str Val2:

LAND INFORMATION

NBHD CODE: 303

Code 104

Type P

Method S

Sq-Ft 10890

Acres 0.250

Zone: R4

Infln-Y/N N

Value 187,709

Class

Current Total 421,500

Prior Total 412,600

Bldg 233,000

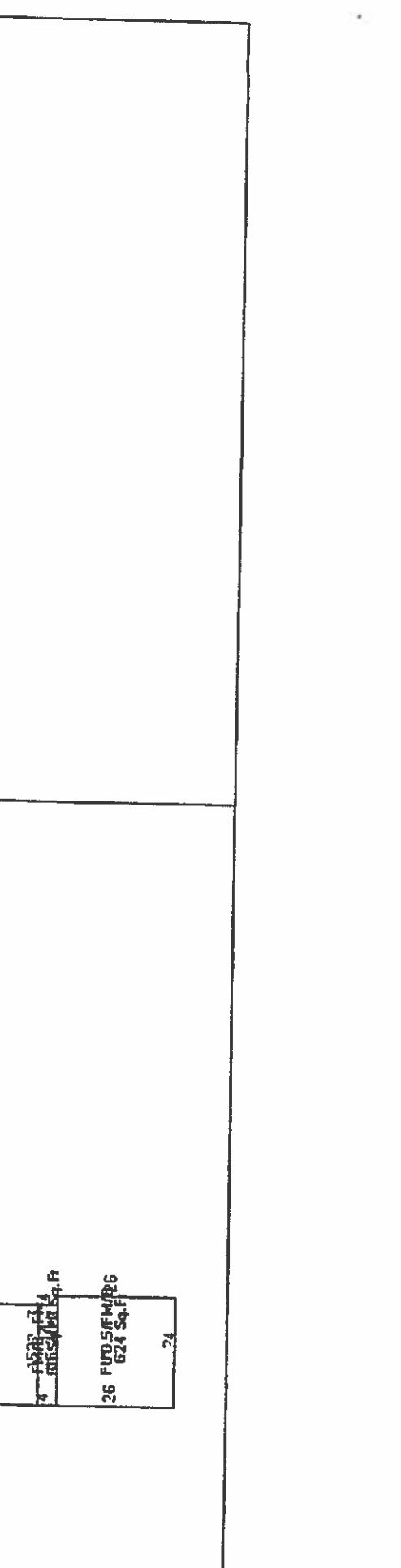
Land 225,000

Land 187,700

Land 185,000

MktLnd 187,700

MktLnd 185,000



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

QUITCLAIM DEED

62 Sub 71- 384712

115 Street

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 WHITEMORE
THEN (10) RODS TO THE POINT OF BEGINNING.

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

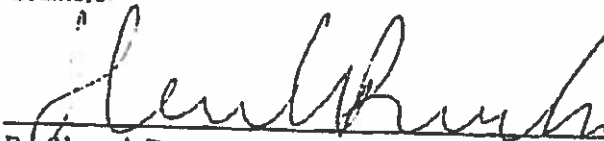
NOTE: The Company is prohibited from insuring the area or quantity of the land. The
Company does not represent that any acreage or footage calculations are correct.
References to quantity are for identification purposes only.

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

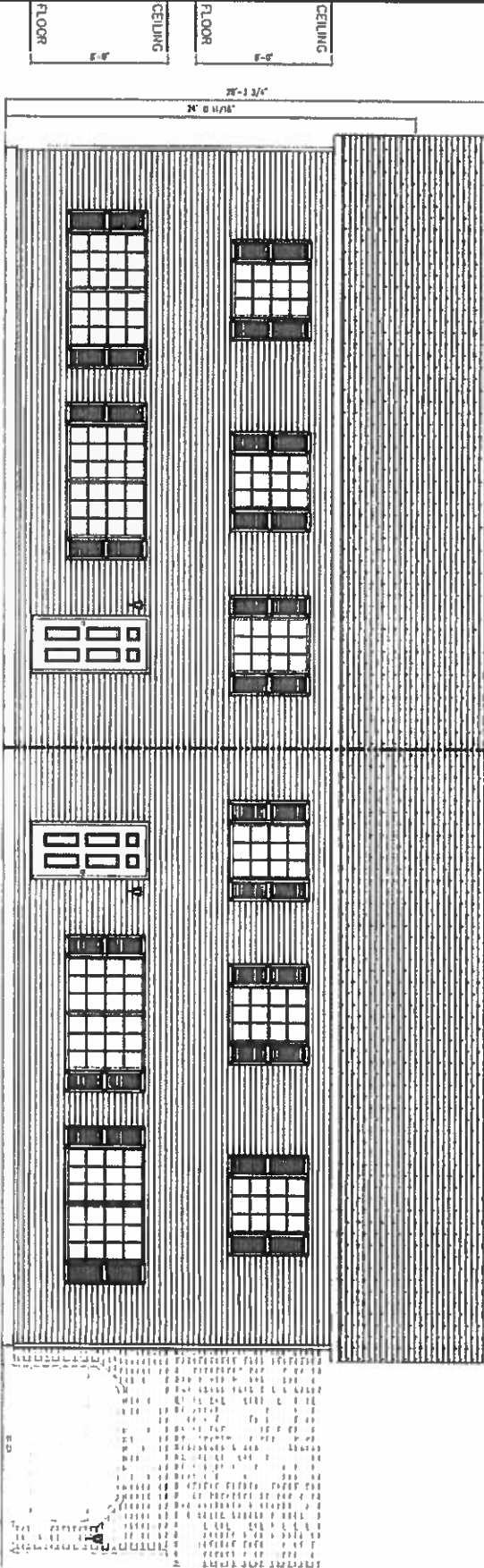
COMMONWEALTH OF MASSACHUSETTS

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. PUBLIC~~ to be the persons whose names are signed on the preceding or

SHIPLOOSE SIDING
 ADJUST SIDING & SHEATHING FOR DOUBLE SILL PLATE
 OMIT FASCIA ONLY (INSTALL 1x3 BOARD ON FASCIA
 FOR O.S. TRIM-S/L VINYL SOFFIT & INSTALL DRIP EDGE)

FIRE SEPARATION BETWEEN DWELLINGS MUST CONTINUE TO UNDERSIDE
 OF ROOF SHEATHING NO RIDGE VENT OVER WP3245 SEPARATION



ACTUAL HOUSE MA A M VA A ADE ON-SITE BY OTHERS

ON-SITE GARAGE

SALES DRAWING FOR PRELIMINARY PRICING ONLY
 THIS PLAN HAS NOT BEEN REVIEWED FOR LOCAL/STATE CODES

PAGE
2.1

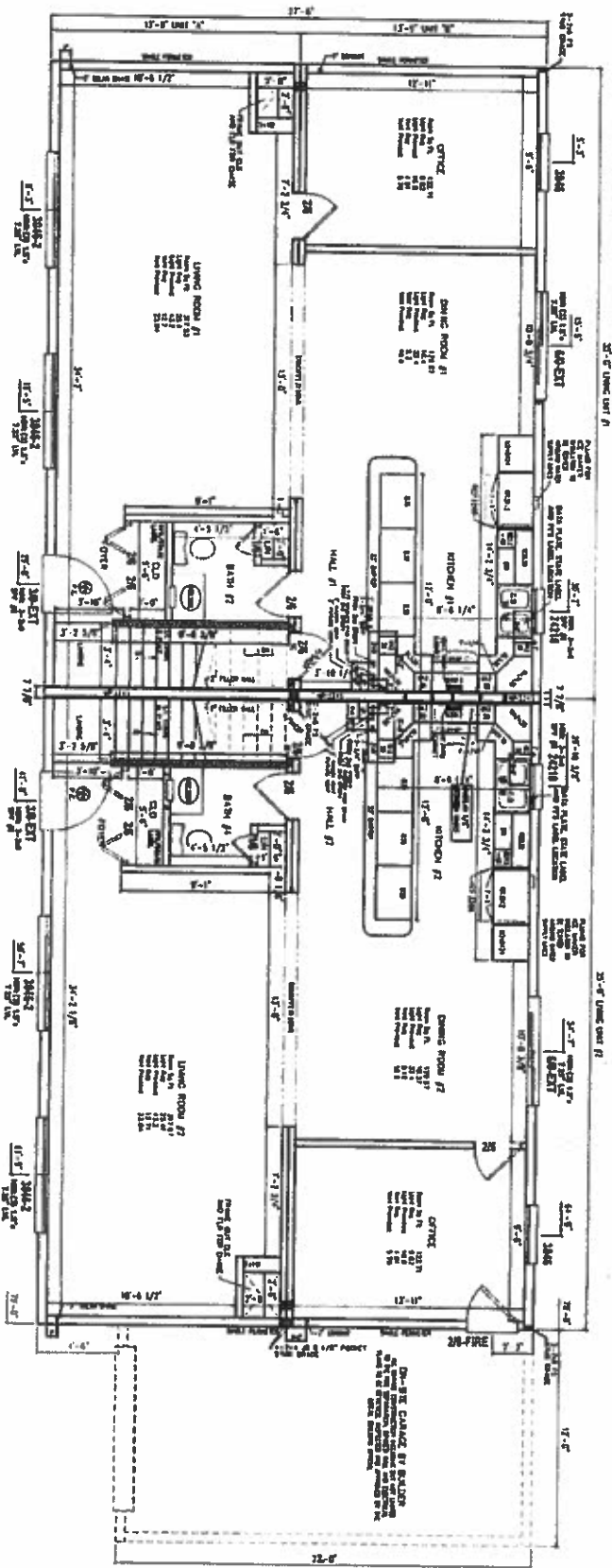
DATE	DRAWN BY	STATUS
10/03/2019	P2	CONFIRMATION
11/21/2019	P2	FINAL
12/16/2019	MDC	REV FINAL
4/7/20	CAP	PR

2842 PRESTIGE 2 STORY
 FRONT ELEVATION

MBSB
 Professional Building Systems
 72 Lind Street
 Ashland, MA 01921
 (508) 552-1166
 www.professionalbuilding.com

PROFESSIONAL BUILDING SYSTEMS, INC.

ORDER NO	89072	FILE NO	0369-20
CITY	ASHLAND	COUNTY	MIDDLESEX
STATE	MA	WIND SPEED	127 MPH VULT
CUSTOMER	MAXWELL DAVI	SNOW LOAD	40
SQ. FT.	2310		



- NOTES: 1. * DENOTES ADDITIONAL COLUMN IN BASEMENT
 2. 2X6 EXTERIOR WALLS 16" O.C.
 3. 2X6 MARRIAGE WALLS 16" O.C.
 4. ROOF RAFTERS 16" O.C.

5. R-F CLG.
 6. STAIRS TO BE 8 1/4" RISERS AND 9" TREADS.
 7.
 8.
 9.
 10.
 11.
 12.

CHANGE 4/11/2020 10:38:07 AM

SALES DRAWING FOR PRELIMINARY PRICING ONLY
 THIS PLAN HAS NOT BEEN REVIEWED FOR LOCAL/STATE CODES

PAGE: 3.1

DATE	DRAWN BY	STATUS
10/01/2018	PZ	CONFIRMATION
11/21/2018	PZ	FINAL
12/18/2018	MDC	REV FINAL
4/1/20	CAP	FR

2842-PRESTIGE 2 STORY
 1st STORY FLOOR PLAN



Professional Building Systems
 22 East Street
 Northampton, MA 01061
 (413) 583-1944
 www.mbsp.com



BUILDING		CUSTOMER	
AVIS MODULAR (GBI)		MAXWELL DAVI	
CITY	COUNTY	STATE	
ASHLAND	MIDDLESEX	MA	
WOOD SPEED	SHOW LOAD	SQ FT	
127 MPH VULT	40	2310	
ORDER NO.	SERIAL NO.	FILE NO.	
89072		0369-20	

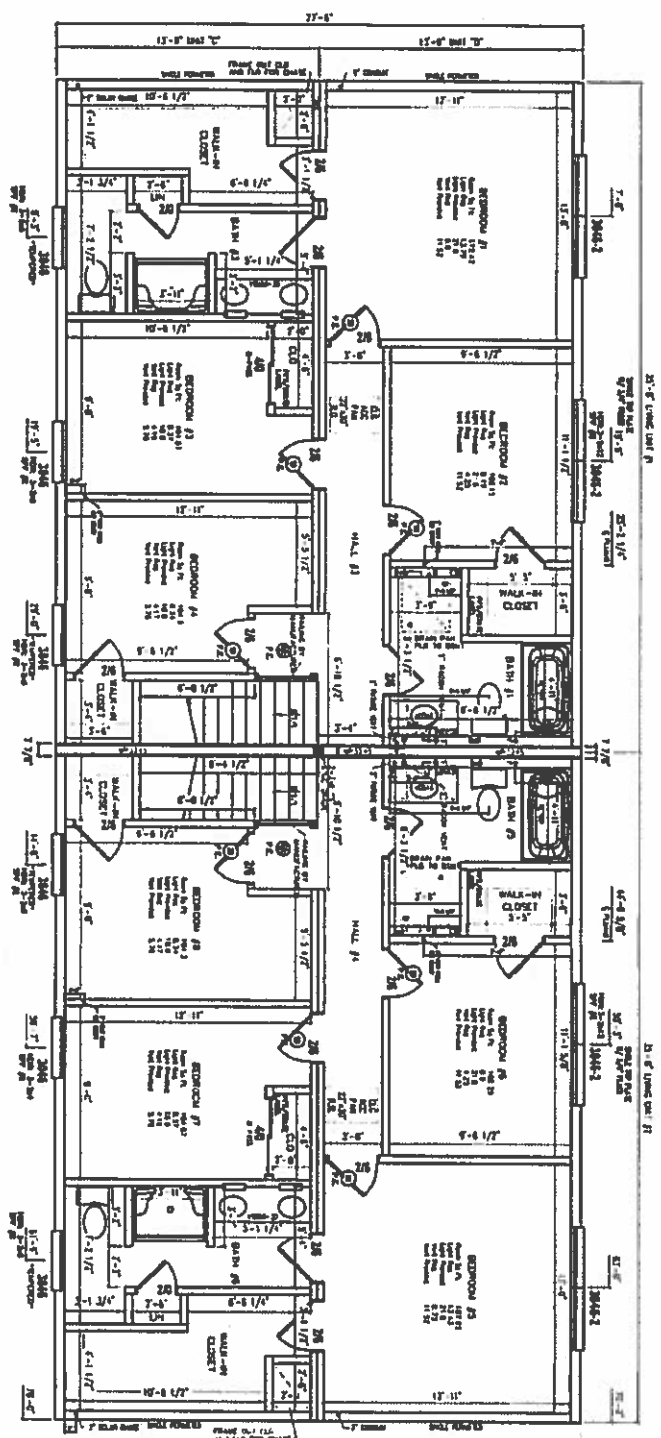
NOTES: 1. 2x4 DENOTES ADDITIONAL COLUMN IN BASEMENT
 2. 2x4 EXTERIOR WALLS 16" O.C.
 3. 2x4 MARRIAGE WALLS 16" O.C.
 4. ROOF RAFTERS 16" O.C.

5. 8'-0" C.I.G.
 6.
 7.
 8.

9.
 10.
 11.
 12.

SALES DRAWING FOR PRELIMINARY PRICING ONLY
 THIS PLAN HAS NOT BEEN REVIEWED FOR LOCAL/STATE CODES

DATE: 4/7/2020 10:26:07 AM



PAGE 3.2

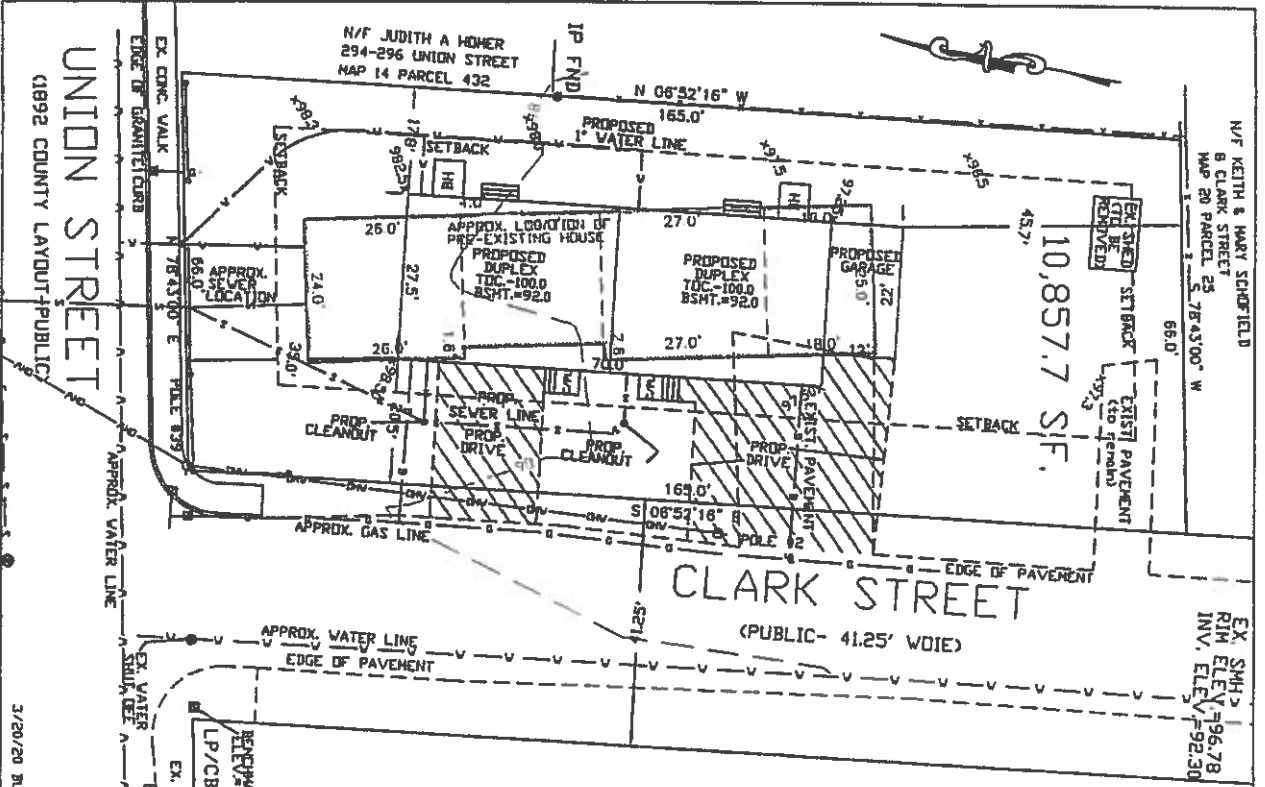
DATE	DRAWN BY	STATUS
10/03/2019	PZ	CONFIRMATION
11/21/2019	PZ	FINAL
12/18/2019	MOC	REV. FINAL
4/7/20	CAP	PR

2842-PRESTIGE 2 STORY
 2nd STORY FLOOR PLAN

MBS
 Modular Building Systems, Inc.
 77 East Branch Street
 Middletown, PA 17057
 (717) 853-1000
 www.mbsinc.com

PROFESSIONAL BUILDING SYSTEMS, INC.

CUSTOMER		MAXWELL DAVIS	
CITY	ASHLAND	COUNTY	MIDDLESEX
STATE	MA	ZIP	01060
WIND SPEED	127 MPH VULT	SNOW LOAD	40
DRAWN NO.	89072	FILE NO.	0369-20



10,857.7 S.F.

CLARK STREET
(PUBLIC - 41.25' WIDE)

ZONING REQUIREMENTS

ZONE CN
 MIN LOT AREA 5,000 SF
 MIN FRONTAGE 50'
 MIN FRONT SETBACK 15'
 MIN SIDE SETBACK 8'
 MIN REAR SETBACK 35'
 MIN BUILDING COVERAGE 15%

CONSTRUCTION SEQUENCE

1. Obtain all required town approvals.
2. Excavate for new foundation, driveway and utilities.
3. Set forms & pour foundation.
4. Set modular home.
5. Stabilize all disturbed areas of lot.
6. Prepare as-built plan.

ZONING BY-LAW

SECTION 13.7E CATASTROPHIC BUILDING SECTION & FINDING NON CONFORMING BUILDING COVERAGE PRE-EXISTING NON CONFORMING BUILDING COVERAGE

ZONED CN		REQUIRED	EXISTING	PROPOSED BUILDING
AREA	5,000 SF	10,857.7 SF (existing)	10,857.7 SF (proposed)	
FOOTPRINT	50'	66' / 165.0'	66.0' / 165.0'	
FRONT YARD	15'	UNKNOWN	20.5' / 35.0'	
SIDE YARD	8'	UNKNOWN	17.8' / 45.7'	
REAR YARD	35'			

PREVIOUS BUILDING COVERAGE
 207X (2,249 SF)
PROPOSED BUILDING COVERAGE
 44,721 CUBIC FEET
 40,936 CUBIC FEET

PER FIRM MAP
 TOWN OF ASHLAND, MA
 MIDDLESEX COUNTY
 COMMUNITY PANEL NO.: 25017C0514F
 EFFECTIVE: JULY 7, 2014

THIS SITE IS NOT IN A DESIGNATED FLOOD ZONE

GUARANTEED BUILDERS & DEVELOPERS INC.
 14 WEST STREET DOUGLAS, MA 01516
 PHONE: (508) 476-1500 FAX: (508) 476-1392

DATE	SCALE	PROJECT LOCATION
10/11/19	1" = 20'	304-306 UNION STREET, ASHLAND, MA
		OWNER: HANNAH & MAXWELL DAVID 304-306 UNION STREET ASHLAND, MA 01721

DAVID E. TEACHOUT, PROFESSIONAL ENGINEER

MASSACHUSETTS REG. NO. 12859

Teachout

LOT LOCUS

N.T.S.

REFERENCES
 ASSESSOR'S REFERENCE ASSESSORS ID MAP 20 PARCEL 26
 DEED BK 66811 PAGE 265
 1892 UNION STREET LAYOUT SH 4
 PLAN NO. 1586 OF 1952, BK 7903 PG 11

3/20/20 BUILDING COVERAGE CHANGE K.K