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**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: 1, 12 & 16 Union Street
Zoning District: WMUSD-'B' Overlay District: Wildwood Mixed Use District
01480, 0259 (1 & 12 Union St)
Assessor's Map: 015.0 Lot: B Deed Book: 66338, 0298 (16 Union St)
Current Property Owner: Town of Ashland

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/Tenant:
Name: Town of Ashland, MA
Address: 101 Main Street
Phone: 508-881-0100 Email: mherbert@ashlandmass.com
Agent's Name: Amy Dunlap, c.o. HKT Architects
Agent's Address: 24 Roland St., suite 301, Charlestown, MA 02129
Agent's Phone: 617-776-6545 Agent's Email: adunlap@hktarchitects.com

Additional Information:

Are all real estate taxes and other assessments to the Town current?: Not Applicable
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: Yes
Is this an amendment to a previously issued Special Permit? (attach approved permit): No
Date structure(s) built?: N/A



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

Seeking approval of proposed site plan and building design for a new, 42,000 s.f., 3-story public safety building, carport, trash enclosure and modular firing range for the Town of Ashland Police and Fire Departments on the property located at 12 Union Street.

In addition to the main 3-story building, (2) new driveways will be created on Union Street. The West driveway will provide access to public and departmental parking. The East driveway will provide fire department vehicle access to and from the vehicle garage/apparatus bays.

The site itself will require clearing and grading to facilitate pedestrian and vehicular accesses to the building. Geothermal wells will also be incorporated into the site work as part of the building's HVAC system.

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

Per the Town of Ashland 282 Zoning General Regulations, Section 5.8, a Site Alteration Special Permit is needed in order to clear and grade the site. The Project site is located within the Wildwood Mixed Use Special District, which is governed by the Town of Ashland 282 Zoning, Section 8.6. Lastly, per 282 Zoning, Section 9.3, Special Permits shall be determined in consideration of benefits provided by the proposed use relative any adverse effects that may be caused.

Benefits of Project:

The proposed project will address current deficiencies in storage, operations, security and safety of the multiple, existing Police and Fire facilities.

The project will consolidate all administrative services, department operations, personnel support spaces and vehicular storage into a single location to improve public access, as well as improve departmental efficiencies. The provision of a new training and emergency operations center will also serve as a resource for community uses.

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

The existing project site properties have been vacant for some time, which has allowed dense re-vegetation of the site. The project site is bound on the north by Union Street, at the intersection of Waverly Street. Adjacent properties consist of a residential property to the east, at 7 East Union St., and is surrounded on all other sides by undeveloped property owned by 58 Exchange Ashland LLC.


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:  Applicant's Name: Amy J Dunlap

Agent's Relationship to Applicant: Architect Firm: HKT Architects

Owner:  Owner's Name: Michael Herbert, Ashland Town Manager

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

