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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: 300 Eliot St

Zoning District: Highway Commerce Overlay District: Pond Street Overlay District

Assessor's Map: 26 Lot: 015 Deed Book: 67162 Page: 0035

Current Property Owner: SVN Parsons Commercial Group

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: Bank of America

Address: 100 Federal St, Boston, MA

Phone: _____ Email: _____

Agent's Name: Bill Sharkey, CBRE – Facilities Manager

Agent's Address: 22 Benjamin Landing Ln, Franklin, MA 02038

Agent's Phone: 508-446-3667 Agent's Email: bill.sharkey@cbre.com

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?: _____

Is the parcel within 100 feet of a wetland or 200 feet of a river: _____

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

Date structure(s) built?: 1980



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

Additional Exterior Site Lighting, to be operational during all hours of darkness.

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

Exterior Lighting

Benefits of Project:

Added Security for ATM Customers

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

Commercial Use, abutting Residential property.

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: William Sharkey Applicant's Name: WILLIAM SHARKEY

Agent's Relationship to Applicant: FACILITIES MGR Firm: CBRE

Owner: SVN PARSONS COMMERCIAL Owner's Name: DENNIS FITZPATRICK
GROUP



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



From: [Dennis Fitzpatrick](#)
To: [Sharkey, Bill @ Boston](#)
Subject: Re: Landlord Approval Request, Bank of America, 300 Eliot St, Ashland, MA
Date: Thursday, March 12, 2020 7:37:46 AM
Importance: High

External

Bill as I mentioned before the only issue I see is lightning back area of lot-right side near dumpsters. I / we don't want to upset neighbors with lights shining in their direction.
Thanks

Sent from my iPhone

On Mar 11, 2020, at 1:39 PM, Sharkey, Bill @ Boston <Bill.Sharkey@cbre.com> wrote:

Hi Dennis,

We've spoken with the Building Commissioner in Ashland regarding this project and he's asked us to connect with the Town Planner, I have a call into him to set up an appointment. We'd be reviewing the same set of plans we sent you and just wanted to make sure we're ok to use that set, if for any reason the set we sent you would need any changes can you let us know so when we talk to the Town, everyone has the same set of plans, let me know if you have any questions.

Thank you,

Bill Sharkey
CBRE | Global Workplace Solutions
C: 508-446-3667
bill.sharkey@cbre.com

From: Sharkey, Bill @ Boston
Sent: Thursday, February 6, 2020 1:17 PM
To: Dennis Fitzpatrick <DFitzpatrick@pcg-ma.com>
Cc: Kathleen MacDonald <KMacdonald@pcg-ma.com>; david.cannon@svn.com
Subject: RE: Landlord Approval Request, Bank of America, 300 Eliot St, Ashland, MA

Sounds great, see you there at 11 on Monday.

Thank you,

Bill Sharkey
CBRE | Global Workplace Solutions
C: 508-446-3667

bill.sharkey@cbre.com

From: Dennis Fitzpatrick <DFitzpatrick@pcg-ma.com>
Sent: Thursday, February 6, 2020 12:15 PM
To: Sharkey, Bill @ Boston <Bill.Sharkey@cbre.com>
Cc: Kathleen MacDonald <KMacdonald@pcg-ma.com>; david.cannon@svn.com
Subject: Re: Landlord Approval Request, Bank of America, 300 Eliot St, Ashland, MA
Importance: High

External

Let's book Monday 11-1. Thank you

Sent from my iPhone

On Feb 6, 2020, at 12:07 PM, Sharkey, Bill @ Boston <Bill.Sharkey@cbre.com> wrote:

Hi Dennis,
Thanks for getting back to us, could meet next week on site, can be available
Monday- between 11AM – 1PM
Wednesday - open all day
Friday – Anytime after 11AM

Let me know if any of those times work for you.

Thank you,

Bill Sharkey
CBRE | Global Workplace Solutions
C: 508-446-3667
bill.sharkey@cbre.com

From: Dennis Fitzpatrick <DFitzpatrick@pcg-ma.com>
Sent: Thursday, February 6, 2020 11:36 AM
To: Sharkey, Bill @ Boston <Bill.Sharkey@cbre.com>
Cc: Kathleen MacDonald <KMacdonald@pcg-ma.com>; david.cannon@svn.com
Subject: Re: Landlord Approval Request, Bank of America, 300 Eliot St, Ashland, MA
Importance: High

External

Bill if we could meet on site it would be appreciated. It looks like a fair amount of work is being proposed, digging/trenching to install two new pole lights. Also have questions on other parts considered. Let me know which dates and times would work on your end. Thank you

Sent from my iPhone

On Feb 4, 2020, at 11:07 AM, Sharkey, Bill @ Boston
<Bill.Sharkey@cbre.com> wrote:

Dear Mr. Blackburn,

We are contacting you on behalf of our client, Bank of America, in order to request Landlord Approval for a construction Alterations/Security Lighting project for their facility at your property. They are seeking to upgrade the Exterior Lighting in order to bring it into compliance with Bank Lighting Standards, State Requirements and to make upgrades, where possible to LED lighting in order to minimize energy and maintenance costs. Bank of America will provide the new work and will be responsible for related costs of the new work with all electric power use to be consistent with current installation and in accordance with any lease agreements.

We have enclosed for your review, the following documents:

- Proposed Construction Plan (pdf) – Exterior Lighting Program, Version 1, September 18, 2019

Additionally, please note the Plans indicate existing lighting presently controlled by the Landlord that the Bank of America requests the Landlord agree to leave operating during all hours of darkness.

Please feel free to let us know if you have any questions, we are hoping for response by February 18, 2020.

Thank you,

Bill

William Sharkey | Project Manager

CBRE | Global Workplace Solutions
Bank of America Real Estate Services | Project Management
100 Federal St | MS: MA5-100-M5-15 | Boston, MA 02110
C (508) 446 3667
bill.sharkey@cbre.com | www.cbre.com

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