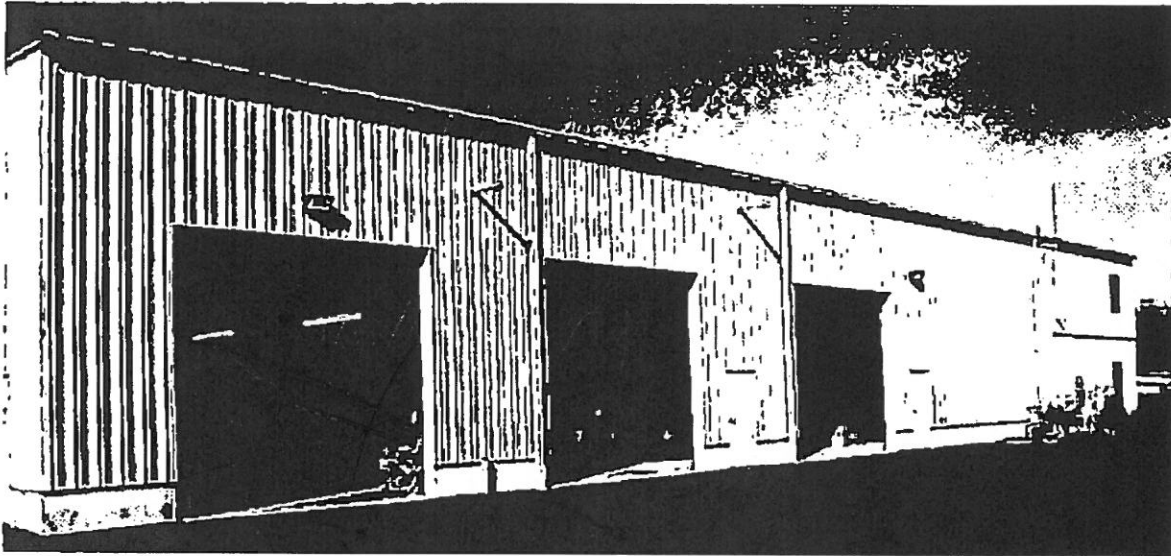


PLANNING BOARD
Site Plan Review
Application
0 MEGUNKO ROAD



Building is similar, lighting is different

February, 2016

Owner:
Ashland Landscape Supply, LLC
Mark Orlando
18 Waverly Street
Ashland, MA 01721

Prepared By:
Connorstone Engineering Inc.
10 Southwest Cutoff #7
Northborough, MA 01532

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APPLICATION



**TOWN OF ASHLAND, MASSACHUSETTS
PLANNING BOARD
APPLICATION FOR APPROVAL OF
SITE PLAN REVIEW
FORM - SP**

DATE: January 29, 2016
Application Fee enclosed: _____

The undersigned applies for A **SITE PLAN REVIEW** pursuant to the terms of the Code of the Town of Ashland, Chapter 282 (Zoning) Sub-Section 9.4 for the land/premises located at 0 Megunko Road, which is in a Industrial Zoning District, and is shown on the Assessors' Map as SHEET 014, LOT 0, Registry of Deed's BOOK 66506, PAGE 300 - owned by Ashland Landscape Supply LLC.

1. PURPOSE OF SITE PLAN REVIEW AND DESIGN REVIEW
Contractors garage/yard.

see attached

2. TYPE OF BUSINESS OR GENERAL characteristics to which uses on the site shall conform:
contractors garage + yard

see attached

3. SAID SITE PLAN REVIEW and DESIGN PLAN REVIEW will be some substantial benefit and serve some need of the Town because:
Turn vacant land into commercially viable use, generate taxes, no services

4. Applicant is {owner} {lessee of} {under agreement to purchase} {under agreement to lease}
(Please circle which applies)

5. REQUEST FOR WAIVERS YES NO NEED FOR SPECIAL PERMIT YES
(If Yes, written request should be attached)

6. TEN (10) certified copies of the Site Plan and/or Design Plan must accompany the applicant.

7. Payment enclosed for engineering review with application \$ _____

Applicant: Ashland Landscape Supply, LLC
Mark Orlando

Address: 18 Waverly Street Ashland, MA
Tel: (508) 620-6251
e-mail address: orlandocom@aol.com

By: George F. Connors
Agent or Attorney (please print or type)
Telephone (508) 393-6055
Attorney e-mail: george@gfconnorslaw.com

**NOTE: APPLICATION SHALL NOT BE
ACCEPTED FOR HEARING WITHOUT
COMPLETE DOCUMENTATION AND
ALL REAL ESTATE TAXES ARE PAID.**

Signed: [Signature]
Attorney or Agent

**SITE INFORMATION FOR SITE PLAN
REVIW – *PLANNING BOARD***

Orlando as Ashland Landscape Supply, LLC

Megunko Road

Site Plan Review

Applicant proposes to construct a contractor's garage facility at the corner of Megunko Road and Cherry Street in Ashland, in the Industrial Zone. Construction Yard and Landscape Business are allowed uses in the Industrial District (Ashland Zoning Code Ch.282, S 3.1 Table at F. Industrial Uses). The facility anticipates a roof-mounted solar array.

The 1.7acre site is situated on the north side of Megunko Road and is bounded by Cherry Street to the east, the rail-line to the north and a drainage ditch to the west. About 1/3 the site is open gravel area used informally as parking, the remaining 2/3 is wooded. Soils are a sandy-gravel, overlain with a 2 foot loam and subsoil layer. Test pits were conducted for environmental assessment in August of 2015. No indication of contamination was found in the test pits nor in historic documents associated with other facilities in the area. A drainage easement runs along the northerly property line. The topography is generally flat with some relief in the wooded area. Ground water is coincident with the drainage ditch in high ground water conditions, the drainage ditch is 6-8 feet below the average site surface grade.

The proposed building is to be a metal structure sitting on a concrete foundation which will rise about 2 feet above the parking area. The structure will have numerous overhead doors and be conducive to interior partitioning for rental/lease. Direct access to the facility will be two driveways to Megunko Road, located at each end of the building/site. Full vehicular access to all sides of the building is provided.

Water exists in both streets and will be connected from Megunko Road for domestic and fire service. Sewer exists in Cherry Street at Park and will be extended up Cherry Street to the site. Overhead power and communications will be provided as the various utility providers dictate.

Drainage will be handled on-site with BMP stormwater controls in compliance with MassDEP and the Ashland Stormwater Bylaw/Regulations. Roof runoff will be infiltrated via dry wells. Parking lot runoff will be collected and controlled on-site with a stormwater basin/detention facility, discharging to the on-site stream at a controlled rate mimicking existing conditions.

Earthwork

Site lighting will be a series of 'historic' type lighting fixtures attached to the building above the doors. These fixtures direct lighting down to the parking area with minimal spillage to the street. Similar but more shielded sign lights are proposed.

Landscaping

Along Megunko Road there is a landscaped island between the street and parking lot which will be planted with Locust Trees and ornamental tall grasses to buffer the building mass and parking areas.

Along Cherry Street the proposal includes a walkway access to the building with Bradford Pear trees on each side, a rock garden with various evergreen plantings for a focal point at the corner of Megunko Road and a buffer planting of Rhodendron's behind to shield views from Cherry Street abutting properties, and an Columnar Arborvitae buffer on the north east side for the same purpose.

SOLAR

The building will orient the longest aspect of its roof to the south and attain the maximum solar gain. Solar panels on the roof are a preferable application for this reason and the availability of 3 phase power in the electric grid serving the area. Since this is not a 'ground-mounted' solar array it does not come under the Solar Zoning Bylaw.

SITE PLAN REVIEW

Site Plan Review Criteria and Design Plan Review; General Criteria. The following criteria shall be considered by the aforementioned Boards in the review and evaluation of a site plan, consistent with a reasonable use of the site for the purposes permitted or permissible by the regulations of the district in which it is located. If the proposal also requires a special permit, it must conform to the special permit requirements set forth herein. The development shall be integrated into the existing terrain and surrounding landscape and shall be designed to protect abutting properties and community amenities. Before approval of a site plan, the Planning Board may request the applicant to make modifications in the proposed design of the project to ensure that these criteria are met. Site plans shall, to the extent feasible:

1.

Minimize use of wetlands, steep slopes, floodplains and hilltops;

There is no use of wetland. Steep slopes do not exist on this site. There is no floodplain on or in close proximity to the site. No hilltops exist. The lot is flat and just outside the center of the Downtown.

2.

Minimize obstruction of scenic views;

There are no scenic views in this industrialized area, which abuts a rail line.

3.

Preserve unique natural or historical features;

There are no natural features on or contiguous with this site. It is surrounded by a railroad, two heavily travelled roads, and the drainage channel is man-made.

4.

Minimize tree, vegetation and soil removal and grade changes;

Some section of the site will have all the trees removed, however a 25 foot section along the drainage ditch will remain vegetated. Minimal grade changes are proposed to accommodate the large building length only.

5.

Maximize open space retention;

The buffer being maintained along the drainage ditch will provide an open space area and visual buffer to the more intense uses on Megunko Road.

6.
Screen objectionable features from neighboring properties and roadways.

The more heavily industrial and commercial uses which occur on Megunko Road west of the site will be buffered.

7.
Consideration shall be given to the impacts of the project on town services and infrastructure.

No municipal services will need to be provided to this site and thus there is only a net positive cash flow from a tax perspective. Water and sewer are a paid-for services.

8.
Electric, telephone, cable television, gas, water, sewer, drainage and other such utilities shall be underground except in cases of extreme physical and environmental constraints.

The existing power and communications system in the area is overhead. The services to the building will be underground from the nearest pole typically.

9.
Exposed storage areas, machinery, service areas, truck loading areas, utility buildings and structures and other unsightly uses shall be set back or screened to protect the neighbors and those using public ways from objectionable features. Such areas shall not impede the flow of traffic on public ways.

Screening for the construction facility is provided along Megunko Road and Cherry Street as a visual planting.

10.
When applicable, the site plan shall show measures to reduce and abate noise generated from the site that will impact surrounding properties.

This facility may generate noise at odd hours in times of emergency conditions such as snow where contractors will have their equipment stored. However normal working hours will be observed.

11.
The site plan shall comply with all zoning requirements for parking, loading, signage, dimensions and environmental performance standards and all other provisions of this By-law.

The site plan shows compliance with all the above.

12.
The site plan shall be consistent with the objectives of the Comprehensive Plan and other applicable specific plans adopted by the Planning Board.

The 2003 Comprehensive Plan, at Section 3.2 "Overview of the Plan", identifies as a concern "*opportunities for commercial and industrial uses.*" The same plan identifies the Downtown area to end at the beginning of Megunko Road, but has identified a Megunko Hill Area in which the reference to Megunko Road suggests "*Efforts should be made to work with the property owners on Megunko Road to develop an improvement plan that will complement the growth in the area and downtown.*" (Megunko Hill and Megunko Road seem to be distinctly different areas. We note the reference to apartments on Megunko Hill in the Comprehensive Plan, and see the visual difference to the industry on Megunko Road.) Accordingly the proposed contractors garage should be viewed as a gateway building having some more aesthetic appeal than those found further in on Megunko Road.

Section 4.5 Economic Development Goals, there is a paragraph noting "*Ashland once had a balanced local economy based on the historic presence of industry, and available industrially zoned land. Due to the overwhelming residential growth, there are few areas that can be rezoned to accommodate any new industrial sites without having a negative impact on the surrounding residential neighborhoods. Clearly, there is an interest in encouraging business growth that will help to control the tax burden of residents.*" Followed by "Economic Development Policies" identifying "2. *Expand business area only if the expansion will benefit the town and the negative impacts will be*

minimal. 4. Encourage attractively planned commercial and industrial projects. 9. Encourage creative development of commercial and industrial land.” Thus this project meets these criteria, and being a ‘gateway’ building to Megunko Road it would mitigate negative impacts on the surrounding residential neighborhoods.

REFERENCE MATERIAL

PRINCIPAL USES

F. INDUSTRIAL USES	RA	RB	RM	CH	CD	CV	CN	CO	I
Earth removal	N	N	N	N	N	N	N	N	Y
Light manufacturing	N	N	N	N	N	N	N	N	Y
Wholesale, warehouse, or distribution facility	N	N	N	N	N	N	N	N	Y
Mini-storage warehouse facility	N	N	N	Y	N	PB	PB	N	Y
Manufacturing	N	N	N	N	N	N	N	N	Y
Construction yard or landscaping business	N	N	N	Y	N	PB	PB	N	Y

SITE PLAN REVIEW

9.4.1

Applicability. Site plan review shall apply to:

1.

The construction of a commercial or industrial structure in the Commercial A, Commercial B or Industrial Zoning District;

9.4.4

Required Site Plans and Design Plan Review Contents. All site plans shall be prepared by a registered architect, landscape architect or professional engineer, unless this requirement is waived by the Planning Board because of unusually simple circumstances. The construction standards set forth in the Planning Board's Regulations Governing the Subdivision of Land, or the standards otherwise adopted by the Planning Board as part of its rules and regulations, shall govern all construction, unless waived by the Planning Board. The Planning Board may waive any information requirements it judges to be unnecessary to the review of a particular plan. All site plans shall be on standard twenty-four-by-twenty-six-inch sheets and shall be prepared at a minimum scale of one (1) equals forty (40) feet or as approved by the Planning Board or its agent and shall show:

1.

The location and boundaries of the lot and adjacent streets or ways and the location and owners' names of all adjacent properties.

2.

Existing and proposed topography, including contours, the location of the wetlands (as defined by the Massachusetts Wetlands Protection Act), streams, water bodies, drainage swales, areas subject to flooding and unique natural land features.

3.

Existing and proposed structures, including dimensions and elevations.

4.

The location of parking and loading areas, driveways, walkways, access and egress points, curb cuts, handicapped spaces and fire lanes. Such information shall be provided on a separate sheet which also depicts and assures accessibility and travel flow compatibility, using recognized standards (DOT), for all types of vehicles intended to utilize the proposed site.

5.

The location and description of all proposed septic systems, water supply, storm drainage systems, utilities and refuse and other waste disposal methods, including compactors, dumpsters and the equivalent.

6.

Proposed landscape features, including the location and description of screening, fencing and plantings.

7.

The location, dimensions, height and characteristics of proposed signs.

8.

The location and description of all outdoor and streetlighting, including methods of screening adjacent properties and public ways from glare.

9.
The location and description of proposed open space or recreation areas, if provided.

10.
In the case of commercial or industrial projects, information on the types of business that may be operating on the property, so as to plan accordingly for the needs of specific types of businesses. In the case of projects where it is unclear what specific use will be involved, the applicant shall be required to provide information on the general characteristics to which uses on the site shall conform.

11.
A construction timetable indicating estimated startup and completion dates.

12.
An architectural rendering and/or cross-section of the development shall be submitted

5.3 **SIGNS**

5.3.1
Purposes and Goals of Sign Regulations: The purposes and goals of the sign regulations shall be to:

1.
Preserve and enhance the character of Ashland as directed in the 1988 Comprehensive Plan by regulating signs and other advertising devices within the town.

2.
Require new replacement signs which are compatible with their surroundings and which are appropriate to the type of activity to which they pertain.

3.
Promote safety and to reduce distractions for motorists.

4.
Avoid excessive competition for signs, so that permitted signs provide adequate identification and direction while minimizing clutter and unsightliness.

5.
Phase out and replace existing signs which do not meet the goals and standards defined herein.

6.
Ensure a sign review process and an enforcement mechanism for compliance.

7.
Encourage the development of a healthy business environment in town.

5.3.2
Compliance Required.■

1.
All signs, excluding those specifically exempted from this Section, must comply with the regulations of this Section. All nonexempt signs, except as specified, shall be submitted through the sign permit process defined herein.

2.
All signs must comply with local and state building and electrical codes.

3.
Specified requirements of this section are considered to be minimum requirements. In the event that they are at variance with other statutes, bylaws or regulations, the most restrictive provisions govern.

[1]
Editor's Note: Former Section 5.3.2, Definitions, was deleted 11-19-2013 STM, Art. 22, and the contents moved to Section 10.0, Definitions. Article 22 also renumbered former Sections 5.3.3 through 5.3.21 as Sections 5.3.2 through 5.3.20, respectively.

5.3.3
Prohibited Signs. The following signs are prohibited in the Town of Ashland:

1.
Signs imitating official traffic signs or obscuring official traffic signs.

2.
Signs with Intermittent or flashing lights.

3.
Signs obstructing doors or a public right-of-way.

4.
Signs on trees or utility poles, unless warning of danger or prohibiting trespass.

5.
Search lights or beacons.

6.
Signs placed on public property without prior approval.

7.
Signs that move or give the appearance of moving.

8.
Pennants, specialty hot air balloons and streamers, except as permitted for business openings as specified herein.

9.
Roof signs.

10.

Portable or wheeled signs.

11.

Signs on parked vehicles or trailers where the sign is the primary use of the vehicle.

12.

Signs which cast a glare onto any residential premises or onto any portion of a public way so as to create a traffic hazard.

13.

Non-accessory signs of any size.

5.3.4

(Reserved)

5.3.5

Construction and Maintenance.

1.

No sign shall be painted or posted directly on the exterior surface of any wall, but all signs must be painted, posted or otherwise securely affixed to a substantial, intermediary, removable surface which shall be securely affixed to the building. The foregoing, however, shall not prevent installation of a sign consisting of individual raised letters or devices securely affixed to the exterior wall of the building.

2.

All signs and their supporting sign structure shall be maintained in good repair and in a proper state of preservation to the reasonable satisfaction of the Building Inspector.

5.3.6

Illumination Standards.

1.

External illumination shall be by white, steady, stationary light, shielded and directed solely or by silhouette at the sign. The foregoing is applicable to signs exterior to a building and to permanent interior signs designed to be visible through a door or window. No externally lit sign shall utilize translucent panels, letters, devices or other similar components to create an image by allowing light to pass through.

2.

Internal illumination shall be by steady, stationary light directed on translucent materials to illuminate the sign. No more than three (3) colors shall be used. Black and white shall not be considered colors.

5.3.7

Maximum Number of Signs.

1.

There shall not be more than one (1) permanent exterior sign of each business establishment affixed to the building itself. If a business establishment has more than one (1) street level public entrance or occupies more than one (1) building, there may be a secondary street sign affixed to the wall, in the vicinity of each entrance, other than the wall to which the principal sign is affixed. The secondary sign or signs for each business establishment shall not exceed in the aggregate fifty percent (50%) of the maximum permissible area for a single sign for said business establishment as specified herein. In addition to the foregoing sign or signs, one (1) directory of business establishments occupying a building may be affixed to the exterior wall of the building or may stand alone at a principal entrance to the building. The dimensions of such a building directory are specified herein.

2.

Any sign which is attached to and extends wholly outside the supports or frame of the principal sign shall be considered a separate sign.

5.3.8

Placement of Signs. No sign shall be placed within a required side or rear yard or be placed within or project over a public way or, in the case of wall signs, exceed the height of the building to which it is attached.

5.3.9

Maximum Total Area of Signs in Commercial and Industrial Zones. Subject to the provisions of this section, the maximum total area of signs in Commercial and Industrial Zones shall be determined as follows:

Maximum Total Sign Area per Foot of Lot Frontage on the Street Towards Which the Building is Oriented

Zoning Districts	(square feet per foot)
Commercial Highway "CH"	2.0
Commercial Downtown "CD"	2.0
Commercial Neighborhood "CN"	1.0
Commercial Village "CV"	1.0
Commercial Office	1.0

**Maximum Total Sign Area per Foot of Lot Frontage on
the Street Towards Which the Building is Oriented
(square feet per foot)**

Zoning Districts

"CO"

Industrial "I"

2.0

5.3.13

Highway Commercial and Industrial Districts. Permitted signs shall be as follows:

1.

A directory of business establishments as permitted herein, which shall not exceed an area determined on the basis of four (4) square feet for each establishment occupying the building or thirty (30) square feet; whichever is less. In the case of a shopping center, the directory shall not exceed an area greater than sixty (60) square feet.

2.

One (1) sign attached to a building per business establishment, provided that it is no larger than one hundred fifty (150) square feet in area and does not exceed fifteen percent (15%) of the wall area it is viewed with. This shall include a secondary sign or signs as permitted herein.

3.

One (1) freestanding sign per lot not more than sixty (60) square feet in area, not to exceed thirty (30) feet in height.

4.

Permanent and temporary window signs, the aggregate sign area of which may not exceed forty percent (40%) of the ground floor window space.

5.

One (1) temporary sign pertaining to the sale or lease of the premises or the construction on the premises and temporary signs, exclusive of window signs, with a sign area no larger in aggregate than ten percent (10%) of the wall area it is viewed with, advertising a temporary business sale, event or promotion, to be displayed for a period not to exceed one (1) month. Temporary signs other than the above, as defined herein, shall be allowed only within the limits prescribed for permanent signs.

6.

No sandwich signs are permitted.

7.

Electronic message board signs may be allowed by Special Permit from the Planning Board.

Design Plan Review

[Added 5-4-2011 ATM, Art. 16]

9.6.1

Purpose. The purpose of the Design Review is to coordinate the aesthetic development of designated areas in Town through land, site, architectural, and sign review. This shall occur through an open process that involves the community and as guided by relevant documents, the Design Guidelines, as well as commonly accepted design standards.

9.6.2

Form. Design Review is conducted by a Committee made up of 5 members and up to two alternates appointed by the Planning Board. Where possible, permanent members shall have experience in the fields of architecture, landscape architecture, or engineering and one person owning a business in the town. Members shall be appointed for an initial term of one, two, or three years, at the conclusion of which they may be reappointed by the Planning Board for a term of three years. Terms shall be staggered. The Design Review Committee (DRC) meets twice a month or as needed to hear applications.

9.6.3

Applicability and Authority. The DRC shall review applications for Site Plan Review submitted under Section 9.4 of the Ashland Zoning Bylaw, provided the property exists in the following areas of town:

1.

Downtown and Pleasant Street: The geographic center of Ashland, including the Ashland Downtown District zoning districts.

2.

Route 135 Corridor: Properties with frontage on Route 135 and in the Highway Commerce, Industrial, Neighborhood Commerce, or Wildwood Mixed Use Zoning districts.

3.

Route 126 Corridor: Properties with frontage on Route 126 and in the Highway Commerce, Village Commerce, or Multifamily zoning districts.

4.

Properties with projects requiring design review per section 9.4.7 of Chapter 282 (Zoning) of the Town of Ashland Code.

Design Review shall evaluate requests for Site Plan Review on the design criteria in this bylaw and any Design Guidelines promulgated by the DRC. The DRC shall submit its written findings to the Planning Board and to the applicant along with any recommendations and suggested conditions. Such findings shall contain any recommendations and explanations and shall be submitted to the

Planning Board to be included in its Site Plan Review process.

9.6.4

Fees. Reasonable administrative and technical review fees may be assessed for Design Review as determined by the Planning Board.

9.6.5

Required Design Plan Contents. Each application for design plan review shall include one full-size and seven reduced copies of the following:

1.

Design review application;

2.

Narrative describing the proposed project; and

3.

Plans and drawings showing proposed work as detailed in the Design Review Guidelines.

9.6.6

Application Process

1.

The design review application shall be submitted with the site plan submission. The design review process shall commence on the date a complete site plan application is filed with the Department of Community Development and Health.

2.

The project shall be reviewed at a public meeting of the DRC. Abutters within 300 feet of the locus property shall be notified by regular mail sent out no later than one week before the meeting.

3.

At the completion of its review, the DRC shall submit its written findings to the Planning Board for consideration during Site Plan Review.

4.

The Design Review shall be completed and written findings shall be provided to the Planning Board prior to completion of the Site Plan Review but in no event shall Design Review be completed more than 60 days from the application date. The Applicant may choose to extend the time allowed for Design Review so long as the Committee submits its findings to the Planning Board prior to the completion of Site Plan Review. If the Committee fails to submit its findings to the Planning Board within 60 days, the Committee shall be deemed to have waived its authority to submit such findings.

9.6.7

Design Criteria. The DRC shall review applications for Site Plan Review based upon the following criteria:

1.

Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and any grade changes shall be in keeping with the general appearance of nearby developed areas.

2.

Building Orientation. Buildings shall be related harmoniously to the terrain and to the use, scale and architecture of existing buildings in the surrounding area that have functional or visual relationship to the proposed buildings. Proposed buildings shall be related to their surroundings with respect to:

i.

Height;

ii.

Street facade;

iii.

Spacing of buildings or signs;

iv.

Materials, textures and color;

v.

Roof slopes; and

vi.

Scale.

3.

Open Space. All open space, landscaped and usable, shall be designed to add to the visual amenities of the area for persons passing the site or overlooking it from nearby properties.

4.

Heritage. Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable.

5.

Pedestrian Access. The town recognizes that pedestrian and bicycle facilities are needed, as set forth in the Open Space and Recreation Plan which identifies several proposed actions to improve non-vehicular mobility and access.

6.

Design Plan Review Guidelines. The Committee shall adopt Guidelines as approved by the Planning Board for the administration of Design Review.

9.6.8

Enforcement. Any recommendations by the DRC that the Planning Board adopt and incorporate into its Decision on Site Plan Review shall have the same legal enforcement authority as site plan approval.

ZONING MAP EXCERPT FOR LOCUS

**LEGAL REFERENCES –
DEED AND PLAN**

12



2015 00209596

Bk: 66506 Pg: 300 Doc: DEED
Page: 1 of 2 12/10/2016 12:47 PM

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 12/10/2016 12:47 PM
Ctrl# 235146 00188 Doc# 00209596
Fee: \$1,539.00 Cons: \$337,500.00

QUITCLAIM DEED

PETER H. BRUEN, TRUSTEE OF THE MEGUNKO-CHERRY REALTY TRUST, w/d/t dated January 18, 1985 and recorded in the Middlesex County Registry of Deeds in Book 15976, Page 192 of 111 Cherry Street, Ashland, MA 01721 ("Grantor"),

for consideration paid of Three Hundred Thirty Seven Thousand Five Hundred and 00/100 (\$337,500.00) Dollars,

grants to Ashland Landscape Supply, LLC of 18 Waverly Street, Ashland, MA 01702 ("Grantee")

with QUITCLAIM COVENANTS, that certain parcel of land on Megunko Road in Ashland, Middlesex County, Massachusetts described as follows:

Parcel 3 shown as containing approximately 73,000 square feet or 1.67 acres on a plan entitled "Plan of Land in Ashland, Mass. Owned by: Nyanza, Inc." dated July 12, 1968, prepared by MacCarthy Engineering Service, Inc., recorded with the Middlesex South District Registry of Deeds (the "Registry") in Book 11580, Page 168 (the "Plan") and according to the Plan bounded and described as follows: (the "Premises")

SOUTHWESTERLY by Megunko Road, a town way, approximately Five Hundred Twenty-Four and 5/10 (524.5) feet;

NORTHWESTERLY by the center line of the brook, approximately One Hundred Seventy-Two (172.00) feet;

NORTHEASTERLY, NORTHWESTERLY AND EASTERLY by land now or formerly of Penn. Central Company, by five lines measuring respectively approximately Fifty-four and 5/10 (54.5) feet, Sixteen and 07/100 (16.07) feet; approximately Two Hundred Sixty-two and 92/100 (262.92) feet; Twenty-four and 75/100 (24.75) feet and approximately Eighty-seven and 26/100 (87.26) feet.

EASTERLY by Cherry Street, a public way, One Hundred Forty-three and 89/100 (143.89) feet.

Megunko Road, Ashland, Massachusetts
Property Address:


The Premises are conveyed subject to, and with the benefit of, all easements, reservations, restrictions and rights of record, including, but not limited to, a perpetual right and easement to Nyanza, Inc. to use the brook shown on the Plan for drainage purposes.

Being a portion of the property deeded to Grantor by Deed of Frank G. Farrell dated December 31, 1984 recorded in the Middlesex South District Registry of Deeds in Book 15976, Page 200.

The Premises conveyed hereby does not constitute all or substantially all of the assets of Grantor and the conveyance is in the ordinary course of business of Wall Street Development Corp.

WITNESS my hand and seal this 10th day of December, 2015.


MEGUNKO-CHERRY REALTY TRUST

By: 
Name: Peter H. Bruen
Title: Trustee

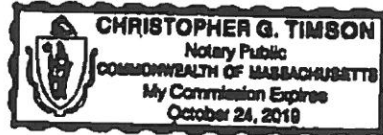
COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this 10th day of December, 2015, before me, the undersigned Notary Public, personally appeared Peter H. Bruen, proved to me through satisfactory evidence of identification, which was his Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Trustee of the Megunko-Cherry Realty Trust.


Notary Public
Printed Name: _____
My Commission Expires: _____

A1023989.3



ASSESSORS DATA

Property Record Card

Parcel ID: 014014.0-0044-0000.0 MAP: 014.0 BLOCK: 0044 LOT: 0000.0 Parcel Address: 0 MEGUNKO RD FY: 2016

PARCEL INFORMATION
 Use-Code: 441 Sale Price: 650,000 Book: 15976 Road Type: T Inspect Date: 09/26/2010
 Tax Class: T Sale Date: 01/18/1985 Page: 0200 Rd Condition: P Meas Date:
 Tot Fin Area: 0 Sale Type: L Cert/Doc: Traffic: M Entrance:
 Tot Land Area: 1.440 Sale Valid: Y FARRELL FRANK G Water: Collect Id: REB
 Sewer: Grantor: Resid-B/L% 0/0 Comm-B/L% 0/0 Indust-B/L% 100/100 Inspect Reas: M
 Exempt-B/L% 0/0

LAND INFORMATION

Seg	Type	Code	NBHD CLASS:	1	ZONE:	30	Value	Class
1	P	441	S	30000	0.690	N	198,675	
2	R	441	A	32745	0.750	N	18,603	

VALUATION INFORMATION

Current Total:	217,300	Bldg:	0	Land:	217,300	MktLnd:	217,300
Prior Total:	203,200	Bldg:	0	Land:	203,200	MktLnd:	203,200

Photo

No Sketch
Available

No Picture
Available

Sketch

SITE PLAN



GENERAL NOTES:

- EXISTING TERRAIN IS BASED UPON A FIELD SURVEY BY CONNORSTONE ENGINEERING INC. IN 2016. ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
- THE LINES SHOWN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY OR A WARRANTY BY CONNORSTONE ENGINEERING INC. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA AND INFORMATION PROVIDED.
- ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (DOT) SPECIFICATIONS AND THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL AFFAIRS (DEA) REGULATIONS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL AFFAIRS (DEA) REGULATIONS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL AFFAIRS (DEA) REGULATIONS.
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- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL AFFAIRS (DEA) REGULATIONS.

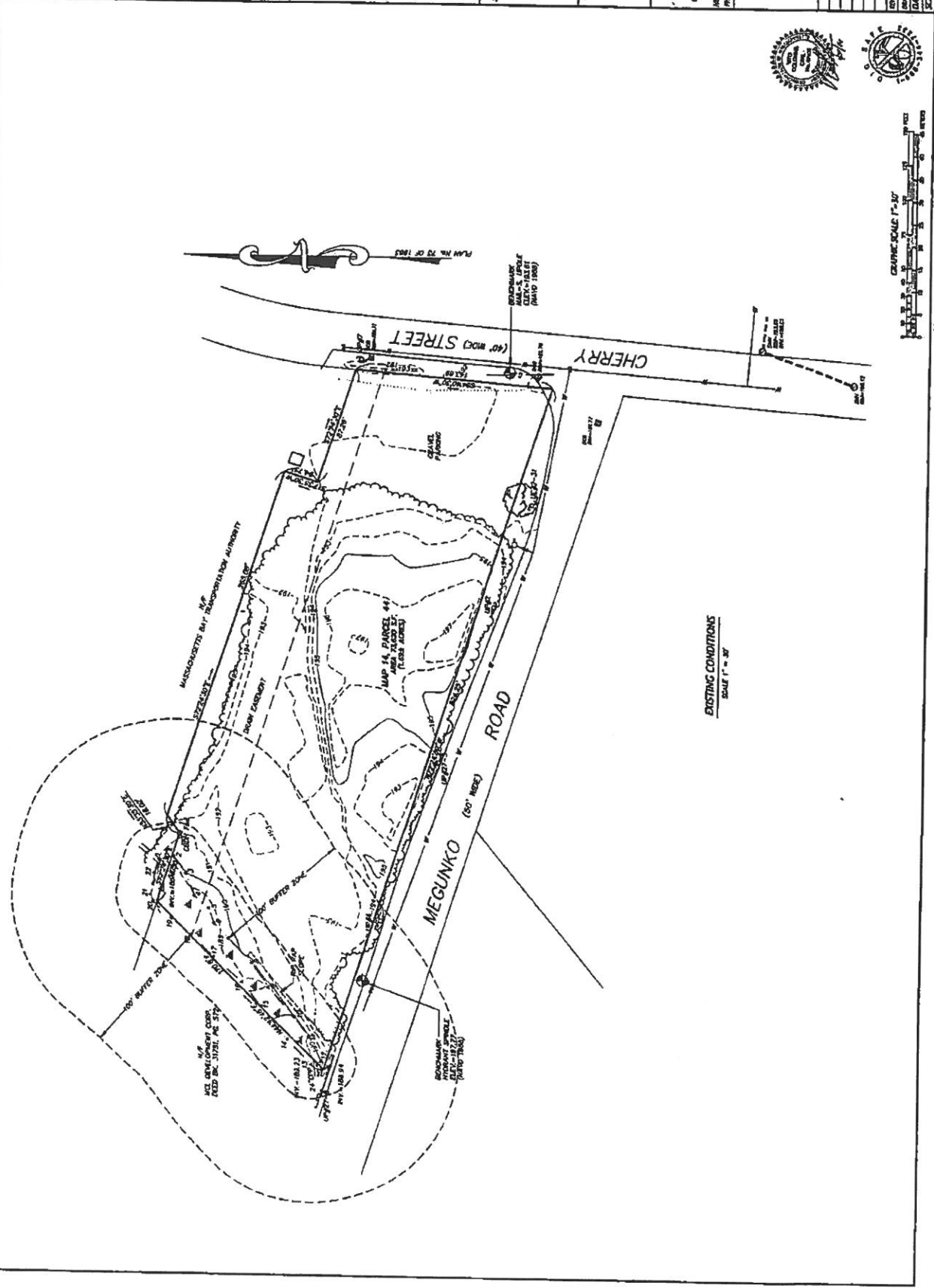
ZONING INFORMATION:
 ZONED INDUSTRIAL (I)
 ALL RIGHTS RESERVED
 AREA = 10,000 S.F.
 FRONTAGE = 100 Feet
 DEPTH = 100 Feet
 SETBACK = 20 Feet
 HEIGHT = 30 Feet

OWNER:
 ASHLAND LANDSCAPE SUPPLY, LLC
 18 BAYBERRY STREET
 ASHLAND, MA 01702

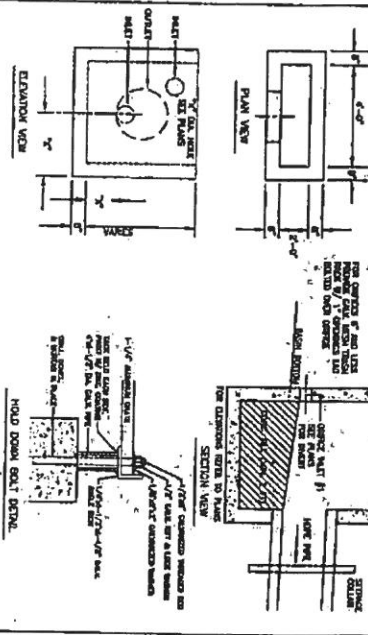
CONNORSTONE ENGINEERING INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 10 SOUTHWEST CUTUP, SUITE 7
 NORTHANDOVER, MASSACHUSETTS 01532
 PHONE: 978-350-1027 FAX: 978-350-1242

PROPOSED SITE PLAN
 OF
 0 MEGUNKO ROAD
 IN
 ASHLAND, MASS.

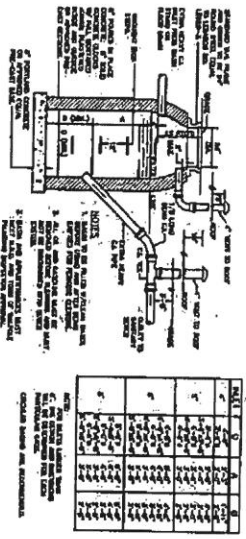
PROJECT NO.	2016-001
DATE	JANUARY 27, 2016
SCALE	1" = 30'
SHEET	1 OF 1



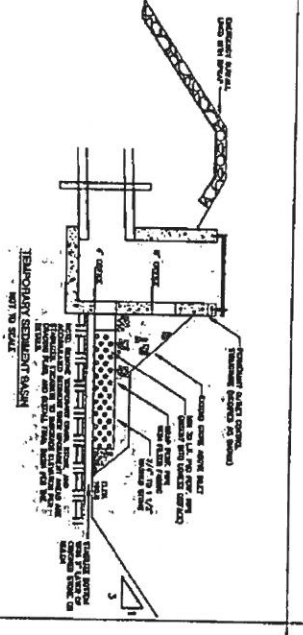
FROM LEFT TO RIGHT: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



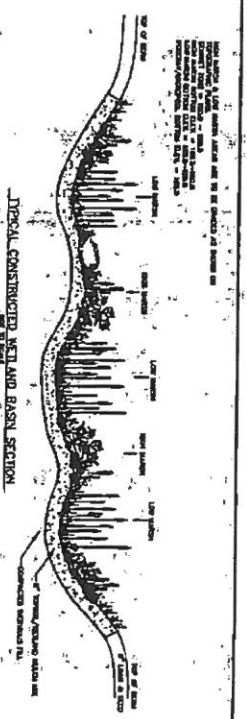
TYPICAL OUTLET STRUCTURE DETAIL
NOT TO SCALE



STANDARD M.D.C. CATCH BASIN & GASOLINE TRAP DETAILS
NOT TO SCALE



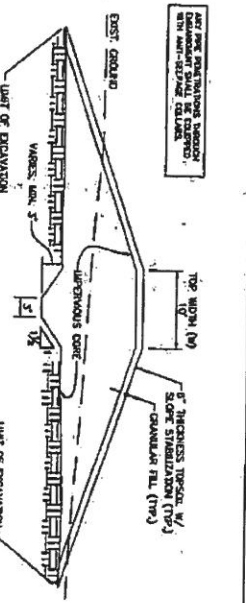
TRENCHLESS SEWERMENT BASIN
NOT TO SCALE



TYPICAL CONSTRUCTED WETLAND BASIN SECTION
NOT TO SCALE

CONSTRUCTION SEQUENCE:
1. Excavate and install inlet and outlet structures.
2. Install trenchless sewer pipe.
3. Construct wetland basin.
4. Plant vegetation.

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
1	Excavation	100	cu yd	10.00
2	Concrete	50	cu yd	15.00
3	Rebar	100	lb	0.50
4	Gravel	200	cu yd	8.00
5	Vegetation	100	sq ft	2.00



TYPICAL EARTH EMBANKMENT SECTION
NOT TO SCALE

ASHLAND STORMWATER MANAGEMENT REGULATORY GUIDES
1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

CONNORSTONE ENGINEERING INC.
ONE ENGINEERS AND LAND SURVEYORS
10 SCOTTSMOUTH COURT, SUITE 7
MORRISVILLE, NORTH CAROLINA 27560
PHONE: 919-329-8227 FAX: 919-329-8242

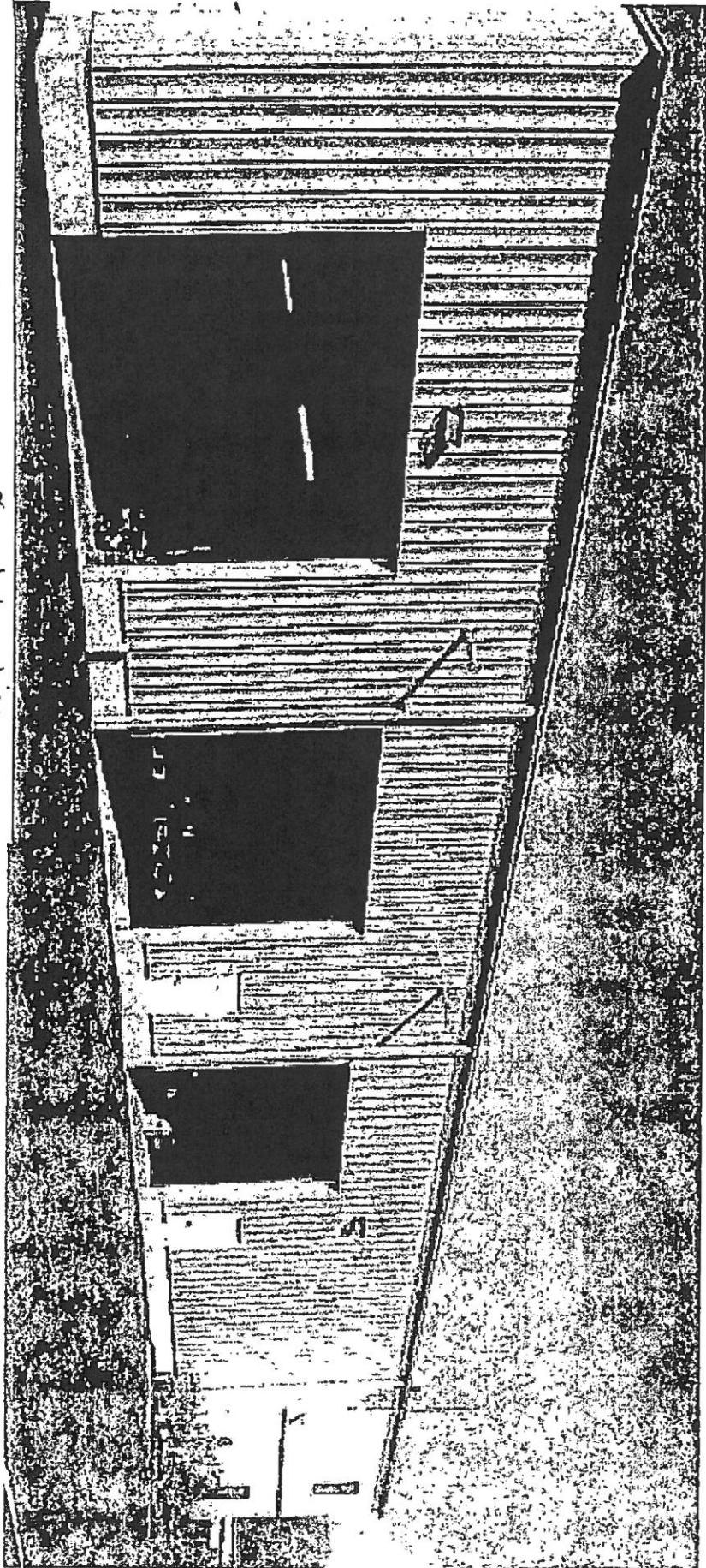
PROPOSED SITE PLAN
OF
DUNCAN ROAD
IN
ASHLAND, MASS

DATE: JANUARY 27, 2016
SCALE: AS SHOWN SHEET 3 OF 3

**BUILDING
(ELEVATIONS, FLOOR, SIMILAR ORTHO-
VIEW)**

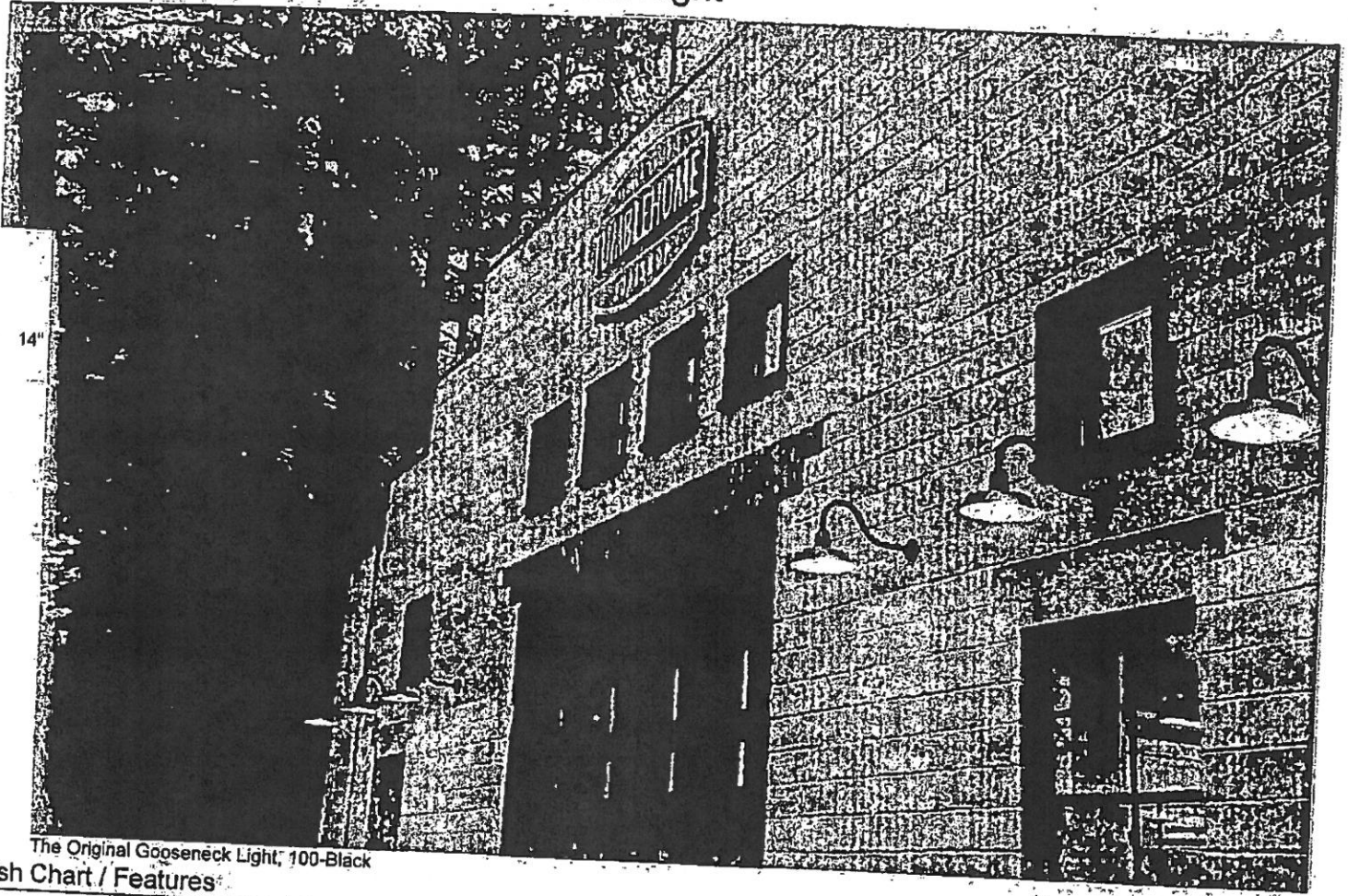
Smaller building
to be built

Different lighting
- see site plan



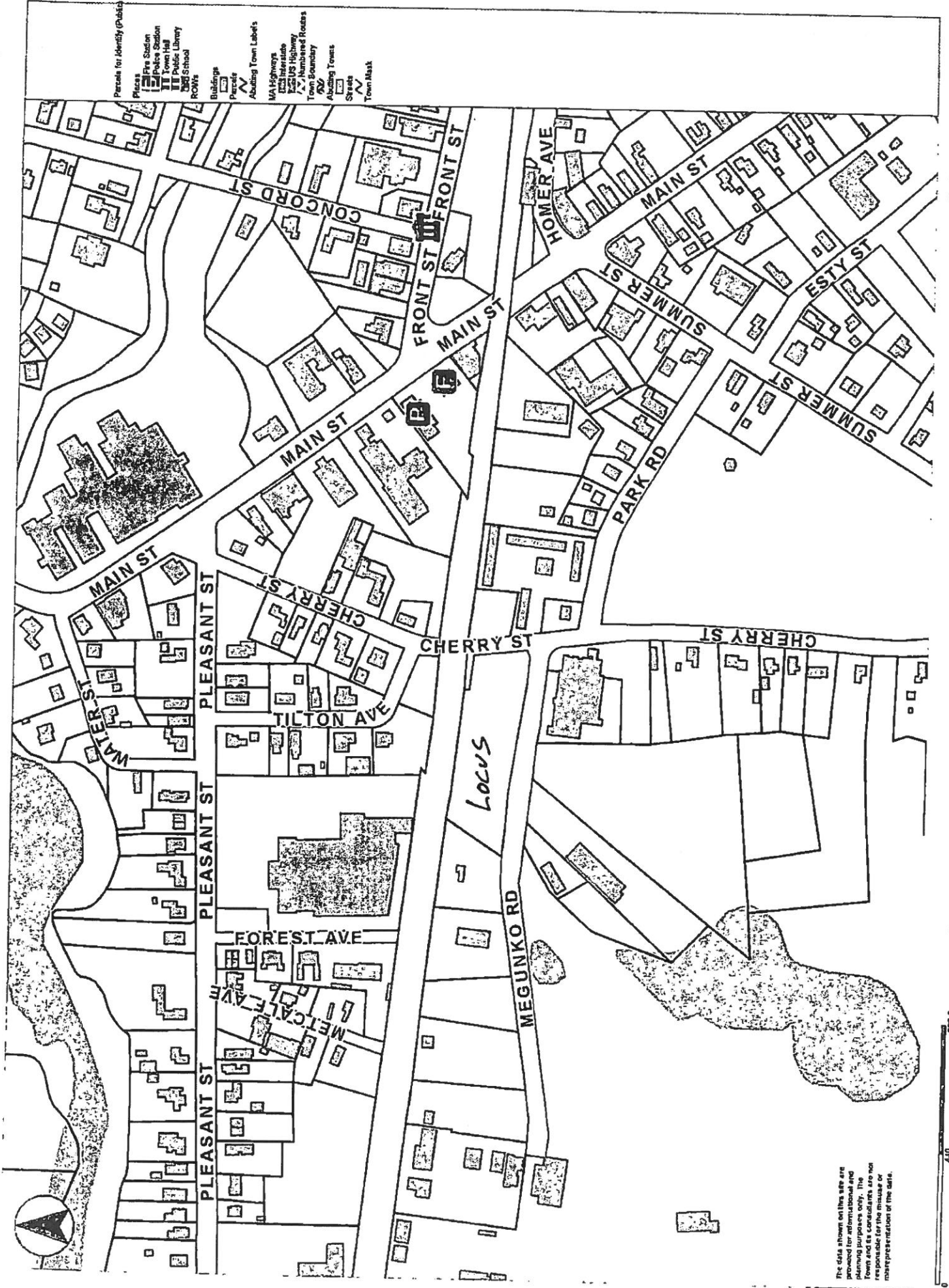
LIGHTING

The Original™ Warehouse Gooseneck Light



TYPICAL for Building

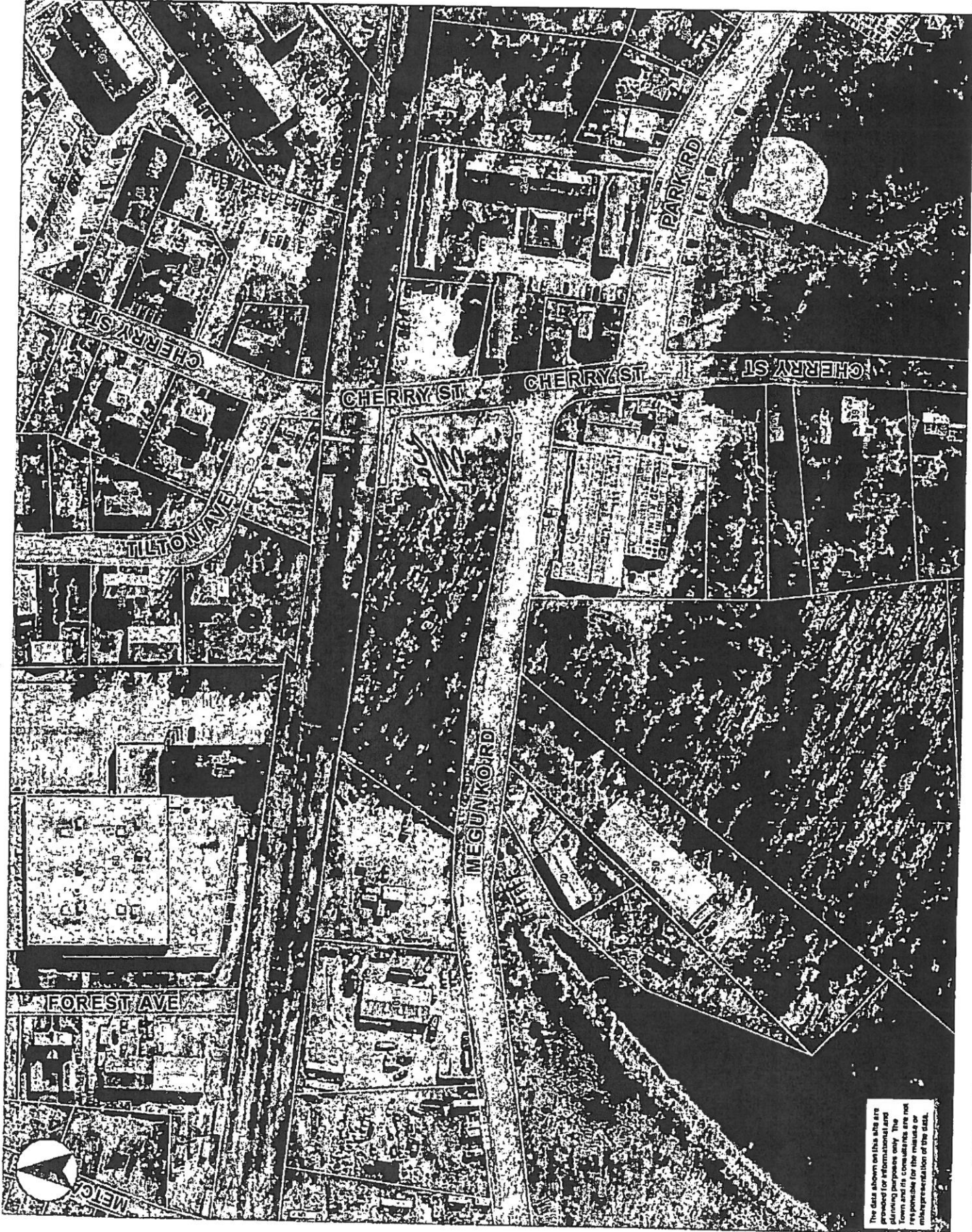
SITE 'MAPS'
(SOURCE MAPSONLINE)



The data shown on this site are provided for informational and planning purposes only. The Town and its Concord are not responsible for the misuse or misrepresentation of the data.

Parcels for Identify (Public)

- Places
- Fire Station
- Public Station
- Town Hall
- Public Library
- Public School
- ROW
- Parcels w/ Others
- Abating Town Labels
- MA Highways
- Interstate
- US Highway
- Numbered Route
- Town Boundary
- Abating Towns



The data shown on this site are provided for informational and planning purposes only. The Town and its Commissioners are not responsible for the misuse or misrepresentation of the data.

21E REPORT EXCERPTS

Based on an evaluation of the laboratory analytical data reported for the ground water sample collected as part of assessment activities, no VOCs analyzed for were detected above laboratory detection limit in the ground water sample. A copy of the August 2015 ground water laboratory report is included in Attachment I.

8.0 DATA GAPS

According to ASTM 1527-13 a "data gap" is when, despite all good faith efforts, there remains a lack of or inability to obtain information for more than a five (5) year interval. Data gaps identified during the performance of this assessment are discussed herein:

- Previous owners or tenants were not available for interview during the performance of this assessment.

9.0 SUMMARY OF FINDINGS AND CONCLUSIONS

Based on the information reviewed during the performance of this assessment, it appears that the subject property has historically been undeveloped woodlands. The site totals approximately 1.4-acres of land within the Town of Ashland. The site is located adjacent to the Nyanza Chemical waste Dump Superfund Site, which is currently being assessed and remediated by the US EPA. According to the US EPA contaminated ground water plume map (included in Attachment C), ground water contamination attributable to the Nyanza site has not been identified at the site.

There are currently no structures located on the subject property. Historical information suggests that a railroad right-of-way bisected the western portion of the site at one time. No record of the use of USTs or ASTs at the site was found during this assessment. In addition, no evidence of a release of OHM on the site was identified during this assessment.

Four (4) test pits were excavated across the site as part of assessment activities, from which soil samples were collected. Laboratory analytical data reported for the soil samples collected on August 11, 2015 indicated that no VOCs analyzed for were detected above laboratory detection limits.

One (1) ground water monitoring well was discovered on the subject property as part of assessment activities, from which a ground water sample was collected. Laboratory analytical data reported for the ground water sample collected on August 18, 2015 indicated that no VOCs analyzed for were detected above laboratory detection limits.

10.0 OPINION

Williamson Environmental has performed this Expanded Phase I ESA, in general conformance with the scope and limitations of ASTM Practice E 1527-13. Any exceptions to, or deletions from this practice are described herein.

Based on the information reviewed during the course of this investigation, it is the opinion of Williamson Environmental that this assessment has not revealed evidence of RECs as defined in the Standard in connection with the site, and no further investigation is warranted at this time.

11.0 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Property valuation and or reduction for environmental issues are left to the discretion of the user of this report. Williamson Environmental makes no estimates, expressed or implied, as to the value of the subject site.

12.0 LIMITATIONS AND CONDITIONS

The observations in this ESA are valid on the date of the investigation and made under the conditions noted herein. This ESA was prepared for the sole and exclusive use of the client and is not intended to be nor shall be relied upon by any other individual or party without the express written authorization of Williamson Environmental. To the extent that another individual or party acts in reliance, such party shall indemnify and hold Williamson Environmental harmless for any damages, losses, or expenses arising there from.

The conclusions discussed herein are based solely and in reliance upon information collected as a result of the activities delineated above in the Scope of Services. Williamson Environmental neither attests nor renders an opinion as to the accuracy or comprehensiveness of the statements of the individuals interviewed, readily-available governmental records, environmental reports conducted by other consultants, analytical results, or the database search results provided by the database contractor.

There is a limit to all environmental investigations in the sense that the researcher must draw conclusions and develop recommendations with information obtained from limited research and site evaluation.

13.0 REFERENCES

Town of Ashland:

Assessor's Office: records reviewed July 27, 2015.
Building Department: records reviewed July 27, 2015.
Clerk's Office: records reviewed July 27, 2015.
Health Department: records reviewed July 27, 2015.
Conservation Commission: records reviewed July 27, 2015.
Fire Department: contacted July 27, 2015.

Database Search:

EDR FirstSearch Report, compiled August 12, 2015.

Resources:

United States Geological Survey Eastern Massachusetts Topographic Maps via TOPO! Software dated 2005.

Massachusetts Geographical Information System (MassGIS)

United States Geological Survey in cooperation with the Massachusetts Department of Public Works, *Bedrock Geologic Map of Massachusetts*, edited by E-an Zen, dated 1983.

MA DEP Searchable Sites Database: <http://public.dep.state.ma.us/SearchableSites2/Search.aspx>

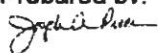
MA DEP UST Query Tool: <http://public.dep.state.ma.us/UST/ustQueryPage.asp>

Google Earth Website

US EPA website

14.0 QUALITY ASSURANCE CERTIFICATIONS

Report Prepared by:



Joseph A. Resca
Project Manager

September 28, 2015

Date

Report Reviewed by:



Heidi M. Resca
Senior Project Manager

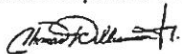
September 28, 2015

Date

15.0 DECLARATION OF ENVIRONMENTAL PROFESSIONAL

Williamson Environmental LLC declares that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in *Standards and Practices for All Appropriate Inquiries*, Final Rule, 40 CFR Part 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Thomas Williamson, Jr.
President

September 28, 2015

Date

16.0 QUALIFICATIONS

The qualifications of the environmental professionals involved in the completion of this report are included in Attachment K.

17.0 USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user must conduct inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. A copy of the questionnaire completed by Mr. Orlando is included in Attachment L.



maps.massgis.state.ma.us/map_ol/oliver.php

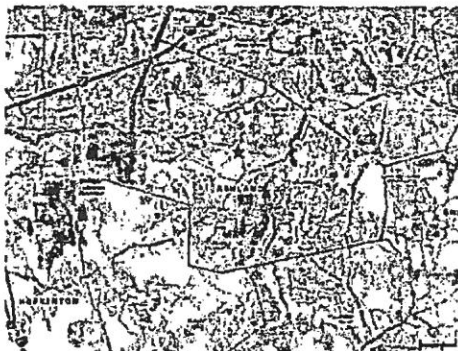
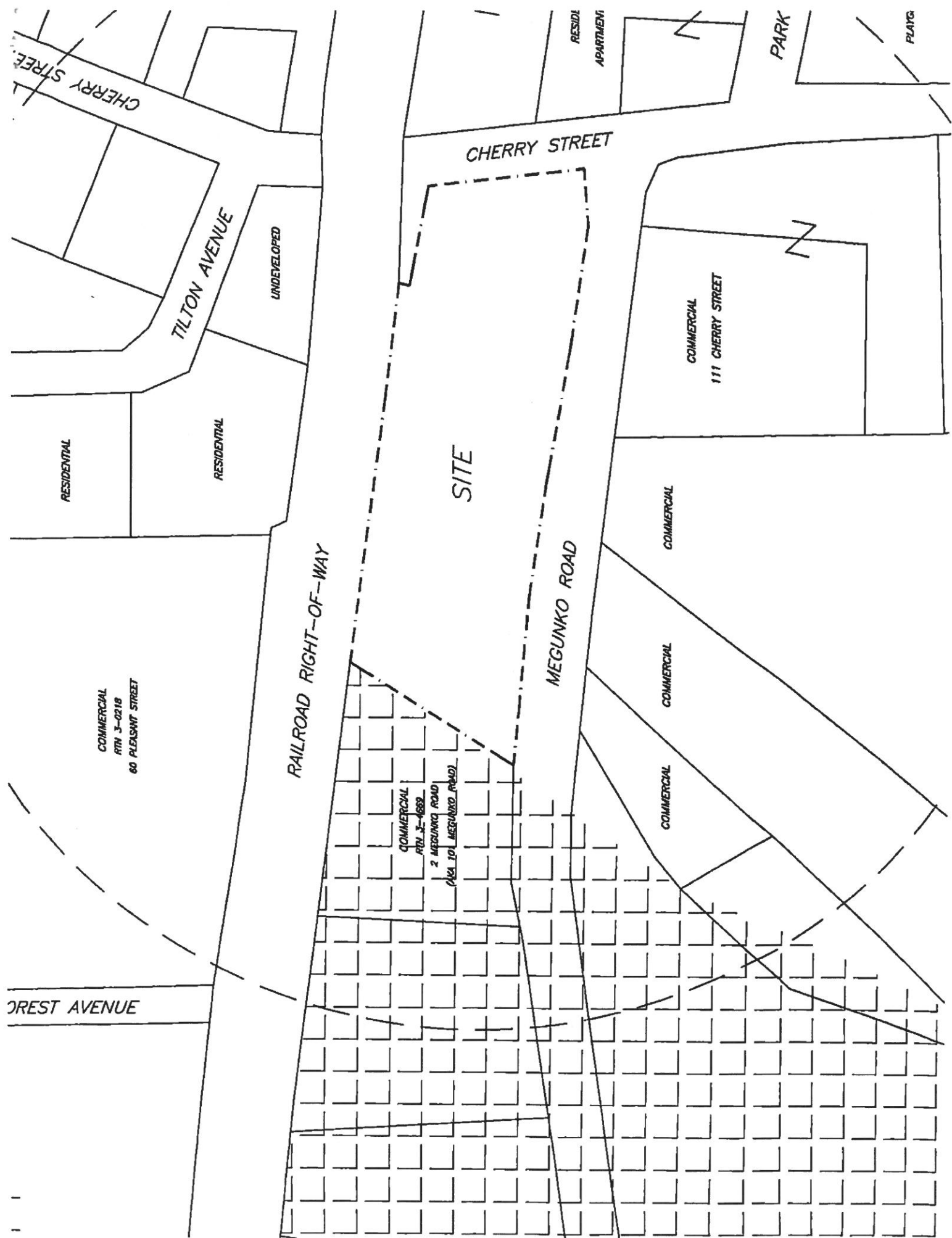


FIGURE 1
SITE LOCUS
0 MEGUNKO ROAD
ASHLAND, MASSACHUSETTS

Williamson
Environmental LLC



CHERRY STREET

TILTON AVENUE

CHERRY STREET

PARK

PLAYG

RESIDENTIAL

RESIDENTIAL

UNDEVELOPED

SITE

COMMERCIAL
111 CHERRY STREET

COMMERCIAL

MEGUNKO ROAD

COMMERCIAL

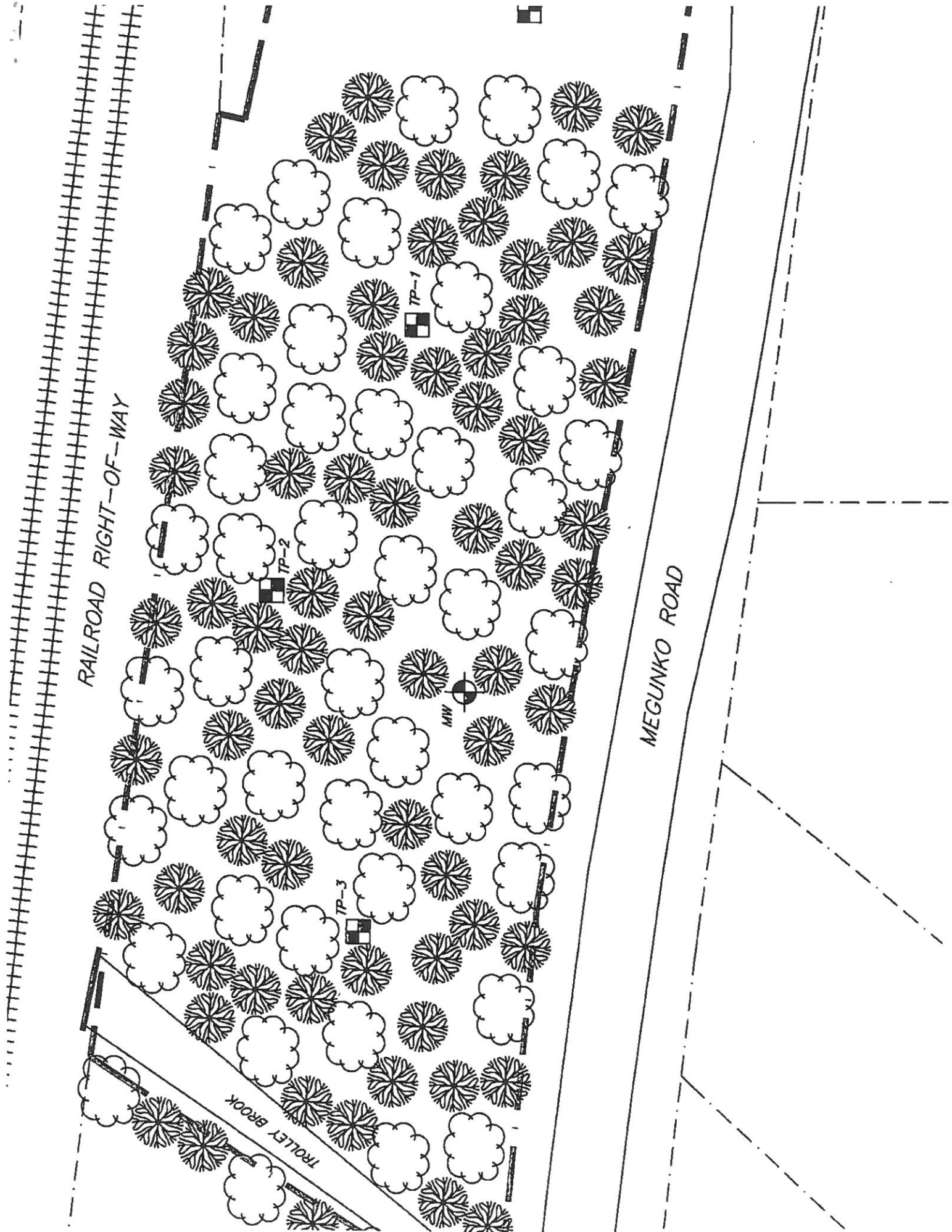
COMMERCIAL

RAILROAD RIGHT-OF-WAY

COMMERCIAL
RTN 3-0218
60 PLEASANT STREET

COMMERCIAL
RTN 3-1882
2 MEGUNKO ROAD
(AREA TO MEGUNKO ROAD)

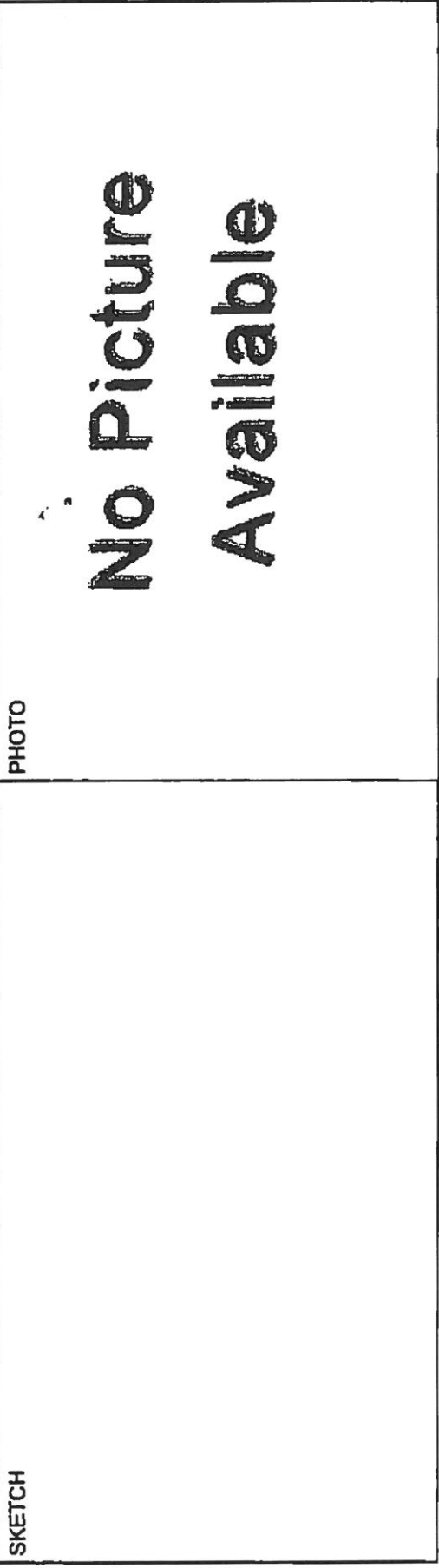
PLEASANT AVENUE



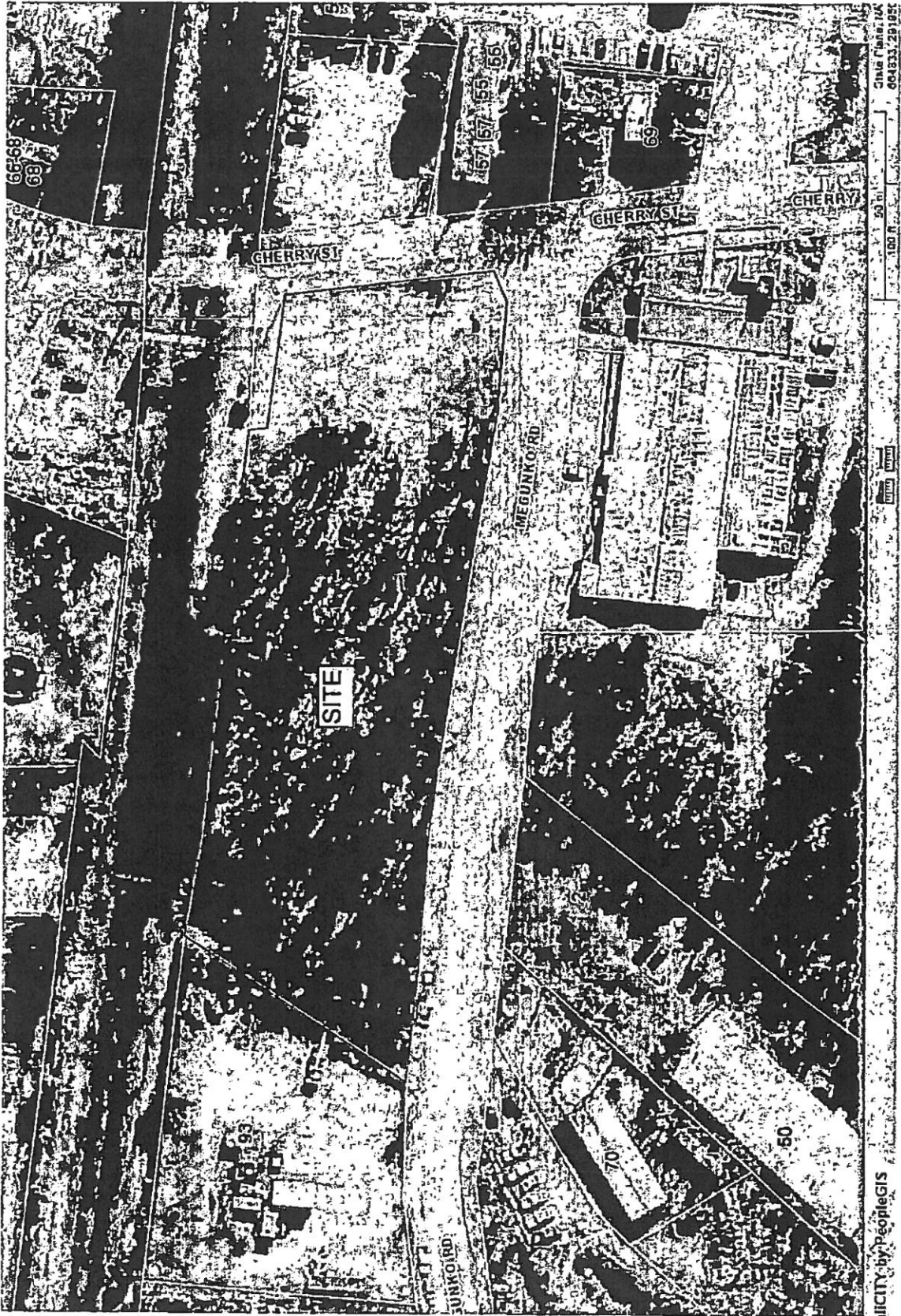
ATTACHMENT A

| | | | | | |
|--|---------------------|-----------------------|--------------------------|---------------------|--------------------------|
| PARCEL INFORMATION | Use-Code: 441 | Sale Price: 650,000 | Book: 15976 | Road Type: T | Inspect Date: 09/26/2010 |
| Owner:
BRUEN PETER A & FRANCES A
MEGUNKO-CHERRY REALTY TRUST | Tax Class: T | Sale Date: 01/18/1985 | Page: 0200 | Rd Condition: P | Meas Date: |
| Address:
111 CHERRY ST
ASHLAND MA 01721 | Tot Fin Area: 0 | Sale Type: L | Cert/Doc: | Traffic: M | Entrance: REB |
| | Tot Land Area: 1.44 | Sale Valid: Y | Grantor: FARRELL FRANK G | Water: Sewer: | Collect Id: M |
| | Exempt-B/L% 0/0 | Resid-B/L% 0/0 | Comm-B/L% 0/0 | Indust-B/L% 100/100 | Open Sp-B/L% 0/0 |

| LAND INFORMATION | | | | | | | | |
|-----------------------|------|------|--------|-------|-------|----------|---------|---------|
| Seg | Type | Code | Method | Sq-Ft | Acres | Influ-YN | Value | Class |
| 1 | P | 441 | S | 30000 | .69 | | 198,675 | |
| 2 | R | 441 | A | 32745 | .75 | | 18,603 | |
| VALUATION INFORMATION | | | | | | Land: | MkLnd: | 203,200 |
| Current Total: | | | | | | 0 | 203,200 | 203,200 |
| Prior Total: | | | | | | 0 | 203,200 | 203,200 |



*Registry
3 parcels
Deed b. 15976 p. 200
- parcel
#1. Shown as lots 1 & 2 (1965) blk 10876 p. end 64, 568 of ✓
#2. (1965) blk 11052 p. 364 (4.2 ac) w/ easment
#3. (1.67 ac) blk 11580 p. 168 ✓
referred to Nyanza The perpetual right & easment to use Book on said plan for drainage paper
3 parcels conveyed by Gothic House, Inc (1977) blk 13171 p. 18*



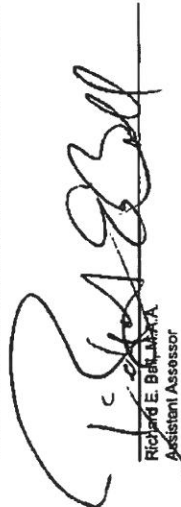
AERIAL PHOTOGRAPH 0 MEGUNKO ROAD, ASHLAND, MASSACHUSETTS

ABUTTERS LIST

To The Zoning Board of Appeals and Planning Board
 0 Megunko Road
 Peter A and Frances A. Bruen
 Megunko-Cherry Realty Trust
 Abutters To Map 14 Parcel 44

| PARCEL ID | PCL ADDRESS | OWNER | NAME | MAILING ADDRESS | CITY/TOWN | STATE | ZIP |
|----------------------|-------------------|-------------------------------|-------------------------------|-----------------|-------------|-------|-------|
| 014013.0-0085-0000.0 | 60 PLEASANT ST | SIXTY PLEASANT REALTY LLC | TRUSTEES FOUNTAIN STREET RLTY | SUITE 1 | ASHLAND | MA | 01721 |
| 014013.0-0130-0000.0 | 123 MEGUNKO RD | LEFTER CLAUDIA J & JAMES L | TRUSTEES FOUNTAIN STREET RLTY | PO BOX 300 | ASHLAND | MA | 01721 |
| 014013.0-0131-0000.0 | 101 MEGUNKO RD | LEFTER CLAUDIA J & JAMES L | TRUSTEES FOUNTAIN STREET RLTY | PO BOX 300 | ALTON | NH | 03809 |
| 014013.0-0132-0000.0 | 93 MEGUNKO RD | MCL DEVELOPMENT CORP | TRUSTEES FOUNTAIN STREET RLTY | PO BOX 300 | ALTON | NH | 03809 |
| 014013.0-0138-0000.0 | 0 MBTA ACCESS RD | MEGUNKO TRANSIT DISTRICT LLC | TRUSTEES FOUNTAIN STREET RLTY | PO BOX 300 | ALTON | NH | 03809 |
| 014013.0-0138-0000.0 | 0 MEGUNKO RD | POSTIZZI JOHN A | TRUSTEES FOUNTAIN STREET RLTY | PO BOX 300 | ALTON | NH | 03809 |
| 014013.0-0140-0000.0 | 0 MEGUNKO RD | ALBERINI FAMILY REALTY TRUST | TRUSTEES FOUNTAIN STREET RLTY | PO BOX 300 | ALTON | NH | 03809 |
| 014013.0-0141-0000.0 | 70 MEGUNKO RD | POSTIZZI JOHN A | TRUSTEES FOUNTAIN STREET RLTY | PO BOX 300 | ALTON | NH | 03809 |
| 014013.0-0142-0000.0 | 0 MEGUNKO RD REAR | BRUEN PETER A & FRANCES A | TRUSTEES FOUNTAIN STREET RLTY | PO BOX 300 | ALTON | NH | 03809 |
| 014014.0-0028-0000.0 | 39 TILTON AVE | ROSSINI PAUL | RICHARD ALBERINI TRUSTEE | 306 CHESTRUT ST | ASHLAND | MA | 01721 |
| 014014.0-0030-0000.0 | 55 TILTON AVE | WELD DONALD M | MEGUNKO-CHERRY REALTY TRUST | 111 CHERRY ST | ASHLAND | MA | 01721 |
| 014014.0-0032-0000.0 | 0 TILTON AVE | TOWN OF ASHLAND | MEGUNKO-CHERRY REALTY TRUST | 111 CHERRY ST | ASHLAND | MA | 01721 |
| 014014.0-0033-0000.0 | 63 CHERRY ST | DERVISHIAN EDWARD B | MEGUNKO-CHERRY REALTY TRUST | 111 CHERRY ST | ASHLAND | MA | 01721 |
| 014014.0-0034-0000.0 | 44 TILTON AVE | BROWN SCOTT A | MEGUNKO-CHERRY REALTY TRUST | 111 CHERRY ST | ASHLAND | MA | 01721 |
| 014014.0-0043-0000.0 | 49 CHERRY ST | BERSENBRUGGE ROBERT J | MEGUNKO-CHERRY REALTY TRUST | 111 CHERRY ST | ASHLAND | MA | 01721 |
| 014014.0-0045-0000.0 | 111 CHERRY ST | BRUEN PETER A & FRANCES A | MEGUNKO-CHERRY REALTY TRUST | 111 CHERRY ST | ASHLAND | MA | 01721 |
| 014014.0-0046-0000.0 | 107 CHERRY ST | BRUEN PETER A & FRANCES A | MEGUNKO-CHERRY REALTY TRUST | 111 CHERRY ST | ASHLAND | MA | 01721 |
| 014014.0-0047-0000.0 | 133 CHERRY ST | BRIDGES WAYNE F | MEGUNKO-CHERRY REALTY TRUST | 111 CHERRY ST | ASHLAND | MA | 01721 |
| 014014.0-0056-0000.0 | 85 SUMMER ST | TOWN OF ASHLAND | MEGUNKO-CHERRY REALTY TRUST | 111 CHERRY ST | ASHLAND | MA | 01721 |
| 014014.0-0059-0000.0 | 80 CHERRY ST | TOWN OF ASHLAND | MEGUNKO-CHERRY REALTY TRUST | 111 CHERRY ST | ASHLAND | MA | 01721 |
| 014014.0-0060-0000.0 | 59 PARK RD | ASHLAND HOUSING AUTHORITY | MEGUNKO-CHERRY REALTY TRUST | 111 CHERRY ST | ASHLAND | MA | 01721 |
| 014014.0-0078-0000.0 | 67 PARK RD | SINGH AMARDEEP | MEGUNKO-CHERRY REALTY TRUST | 111 CHERRY ST | ASHLAND | MA | 01721 |
| 014014.0-0083-0000.0 | 119 MAIN ST | ASHLAND HOUSE ASSOCIATES | MEGUNKO-CHERRY REALTY TRUST | 111 CHERRY ST | ASHLAND | MA | 01721 |
| 014014.0-0086-0000.0 | 70 CHERRY ST | ASHLAND HOUSE ASSOCIATES | MEGUNKO-CHERRY REALTY TRUST | 111 CHERRY ST | ASHLAND | MA | 01721 |
| 014014.0-0087-0000.0 | 66 CHERRY ST | RICHARDS BRIAN R | MEGUNKO-CHERRY REALTY TRUST | 111 CHERRY ST | ASHLAND | MA | 01721 |
| 014014.0-0088-0000.0 | 50 CHERRY ST | RUSHFORD DONALD G | MEGUNKO-CHERRY REALTY TRUST | 111 CHERRY ST | ASHLAND | MA | 01721 |
| | | RAILROAD TRACKS | TRUSTEE RAILSIDE REALTY TRUST | 155 MAIN ST | MARLBOROUGH | MA | 01752 |
| | | CONSOLIDATED RAIL CORPORATION | CIO CSX TAX DEPT | 155 MAIN ST | MARLBOROUGH | MA | 01752 |

The above reflects the latest information available on our records.


 Richard E. Bala, M.P.A.
 Assistant Assessor


 Date 1/20/16