

February 18, 2021

To The Zoning Board of Appeals
46 Fountain Street
Robert p. and Cynthia C. Winterhalter
Abutters To Map 14 Parcel 204

PARCEL ID	PARCEL ADDRESS	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
14-197-00-000	62 FOUNTAIN ST	PHIPPS-RAM KATHARINE		62 FOUNTAIN ST	ASHLAND	MA	01721
14-203-00-000	56 FOUNTAIN ST	FRAGALE FABIO	MAUREEN R FRAGALE	56 FOUNTAIN ST	ASHLAND	MA	01721
14-205-00-000	7 BELLVIEW HEIGHTS	OTTEN FREDERICK S	MARIANNE OTTEN	7 BELLVIEW HGTS	ASHLAND	MA	01721
14-206-00-000	11 BELLVIEW HEIGHTS	NORRIS PAUL	KARYN J NORRIS	11 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-207-00-000	15 BELLVIEW HEIGHTS	BREED CORINNE	JONATHAN BREED	15 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-208-00-000	19 BELLVIEW HEIGHTS	SCHORTMANN DAVID D		19 BELLVIEW HGTS	ASHLAND	MA	01721
14-226-00-000	18 BELLVIEW HEIGHTS	BAIDYA SACHIN	SUMA BAIDYA	18 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-227-00-000	10 BELLVIEW HEIGHTS	RUSSELL TOBI JACKOWITZ		10 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-228-00-000	38 FOUNTAIN ST	WILLMENT ANDREW	KIM WILLMENT	38 FOUNTAIN ST	ASHLAND	MA	01721
14-229-00-000	34 FOUNTAIN ST	CAMPBELL MICHAEL T	LISA Y CAMPBELL	34 FOUNTAIN ST	ASHLAND	MA	01721
14-230-00-000	30 FOUNTAIN ST	NECHEV VLADIMIR	TARA L NECHEV	30 FOUNTAIN ST	ASHLAND	MA	01721
14-231-00-000	184 CONCORD ST	ELWELL KEITH A	SHERI L ELWELL	184 CONCORD ST	ASHLAND	MA	01721
15-001-00-000	0 FOUNTAIN ST	COMM OF MASS - MDC		HEADQUARTERS BLDG / 20 SOMERSET	BOSTON	MA	02108

The above reflects the latest information available on our records.



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

2/18/21
Date

13 parcels/abutters

To The Zoning Board of Appeals
 56 Fountain Street
 Fabio and Maureen R. Fragale
 Abutters To Map 14, Parcel 203

PARCEL ID	PARCEL ADDRESS	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
14-197-00-000	62 FOUNTAIN ST	PHIPPS-RAM KATHARINE		62 FOUNTAIN ST	ASHLAND	MA	01721
14-202-00-000	70 FOUNTAIN ST	ERNST RUTH M		P O BOX 1693	ST JOHN	VI	00831
14-204-00-000	46 FOUNTAIN ST	WINTERHALTER ROBERT P	CYNTHIA C WINTERHALTER	132 EAST MAIN ST APT 108	HOPKINTON	MA	01748
14-205-00-000	7 BELLVIEW HEIGHTS	OTTEN FREDERICK S	MARIANNE OTTEN	7 BELLVIEW HGTS	ASHLAND	MA	01721
14-206-00-000	11 BELLVIEW HEIGHTS	NORRIS PAUL	KARYN J NORRIS	11 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-207-00-000	15 BELLVIEW HEIGHTS	BREED CORINNE	JONATHAN BREED	15 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-208-00-000	19 BELLVIEW HEIGHTS	SCHORTMANN DAVID D		19 BELLVIEW HGTS	ASHLAND	MA	01721
14-209-00-000	23 BELLVIEW HEIGHTS	CARRON MICHELLE B		23 BELLVIEW HGTS	ASHLAND	MA	01721
14-210-00-000	27 BELLVIEW HEIGHTS	SATLAK ELAINE		27 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-211-00-000	31 BELLVIEW HEIGHTS	FELL DENNIS F	TRUSTEE OF THE FELL 2004 REALTY TR	31 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-212-00-000	35 BELLVIEW HEIGHTS	CONNORS DAVID M	MELISSA L CONNORS	35 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-213-00-000	39 BELLVIEW HEIGHTS	FEDORCHAK STEPHEN J	IRENE BRODSKIY	39 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-214-00-000	41 BELLVIEW HEIGHTS	BRODSKIY EUGENE	CYNTHIA B MANSFIELD	41 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-220-00-000	42 BELLVIEW HEIGHTS	MANSFIELD PETER W		815 CENTRAL ST	HOLLISTON	MA	01746
14-221-00-000	38 BELLVIEW HEIGHTS	FELL PETER D	MELISSA R FELL	38 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-222-00-000	34 BELLVIEW HEIGHTS	DOWNEY KAREN ANN		34 BELLVIEW HGTS	ASHLAND	MA	01721
14-223-00-000	30 BELLVIEW HEIGHTS	BAZARIAN JANEEN		30 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-224-00-000	26 BELLVIEW HEIGHTS	PEREL SVETLANA	LEONID PEREL	26 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-225-00-000	22 BELLVIEW HEIGHTS	TROLIO MARCELLO M	SHARALYN TROLIO	22 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-226-00-000	18 BELLVIEW HEIGHTS	BAIDYA SACHIN	SUMA BAIDYA	18 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-227-00-000	10 BELLVIEW HEIGHTS	RUSSELL TOBI JACKOWITZ		10 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-228-00-000	38 FOUNTAIN ST	WILLMENT ANDREW	KIM WILLMENT	38 FOUNTAIN ST	ASHLAND	MA	01721
14-235-00-000	166 CONCORD ST	ANTOBENEDETTO JAMIE	ROBERT ANTOBENEDETTO	166 CONCORD ST	ASHLAND	MA	01721
14-236-00-000	160 CONCORD ST	PAVINTER SHANE	CRYSTAL PAVINTER	162 CONCORD ST	ASHLAND	MA	01721
14-237-00-000	158 CONCORD ST	MASIELLO LISA A	GIGLIOTTI RONALD G JR	158 CONCORD ST	ASHLAND	MA	01721
14-238-00-000	0 CONCORD ST	MASIELLO LISA A	GIGLIOTTI RONALD G JR	158 CONCORD ST	ASHLAND	MA	01721
14-239-00-000	150 CONCORD ST	CONNOLLY JOSEPH M	ANNE A CONNOLLY	150 CONCORD ST	ASHLAND	MA	01721
15-001-00-000	0 FOUNTAIN ST	COMM OF MASS - MDC		HEADQUARTERS BLDG / 20 SOMERSET	BOSTON	MA	02108

The above reflects the latest information available on our records.

Richard E. Ball

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

2/18/21

Date

George F. Connors
Counselor At Law

10 Southwest Cutoff, Northboro, MA 01532
Zero Cranberry Lane, Hopkinton, MA 01748
Phone (508) 393-6055 • Fax (508) 393-5242
george@gfconnorslaw.com

Zoning Board of Appeals
Town of Ashland
c/o Peter Matchak, Town Planner
Town Hall
101 Main Street
Ashland, MA 01721

February 18, 2021

Re: Fabio Fragale 46 and 56 Fountain Street

VARIANCE - dimensional yard setbacks at 46 and 56 Fountain Street.

Dear Mr. Matchak and members of the Board:

I represent Mr. Fabio Fragale in the matter of land development, at the above captioned addresses, that requires zoning relief by way of dimensional **Variiances** to a pre-existing+non-conforming house lots and house placements.

Applicant seeks minor/corrective dimensional **Variiances** due to realignment of lots leading to different non-conformities under Bylaw at Section 3.3.4. “...create a new *nonconformity shall require a variance...*” It is noted the two existing lots/house placements, in their present configuration, have several dimensional defects. The relief sought allows the applicant to minimize and or eliminates most of them.

Mr. Fragale owned 56 Fountain Street and began to consider a second lot on the properties 2.6 acres, a land area in excess of the 30,000 sf zoning required for lots under the current Residential A Zone. During this process he acquired 46 Fountain Street under his and his wife’s name, the same ownership interest as 56 Fountain Street with the intent it would help with the land development processes. However this caused a zoning ‘merger’ for which this petition seeks to minimize, to the greatest extent practicable, in concert with the proposed 3rd lot.

Further complicating the matter, both houses are listed on the Massachusetts (and Ashland) Register of Historic Places as to architecture.

A summary of the applicable dimensional zoning requirement is provided:

DIMENSIONAL CHART
RESIDENCE A (RA) DISTRICT

DIMENSION:	MIN. REQUIREMENT:	PROPOSED:
LOT 1		
MINIMUM LOT FRONTAGE	150'	363.27'
MINIMUM LOT AREA	30,000 S.F.	30,095 S.F.
MINIMUM FRONT YARD WIDTH	40'	10'
MINIMUM SIDE YARD WIDTH	10'	16.1' EX.
MINIMUM REAR YARD WIDTH	30'	15.9' EX.
LOT 2		
MINIMUM LOT FRONTAGE	150'	157.66'
MINIMUM LOT AREA	30,000 S.F.	34,195 S.F.
MINIMUM FRONT YARD WIDTH	40'	43'
MINIMUM SIDE YARD WIDTH	10'	14'
MINIMUM REAR YARD WIDTH	30'	68.9'
LOT 3		
MINIMUM LOT FRONTAGE	150'	225.75'
MINIMUM LOT AREA	30,000 S.F.	30,000 S.F.
MINIMUM FRONT YARD WIDTH	40'	23.1' EX.
MINIMUM SIDE YARD WIDTH	10'	13.6' EX.
MINIMUM REAR YARD WIDTH	30'	12' EX.

VARIANCES requested are:

- Proposed Lot 1 at 56 Fountain Street, will have new frontage on the Proposed Road "A"
 New front yard setback for house 23 feet vs. 30 required
 New rear yard setback for house at 15.9 feet vs. 30 required
 New front yard setback for barn 10 feet vs 30 required
 Note- Proposed Road "A" is being requested to be a common driveway with minimum width of pavement.
- Proposed Lot 3 at 46 Fountain Street (additional area added)
 Same front yard setback for house at 23 feet vs. 30 required
 (note garage at 1 story exemption at Bylaw Section 4.1.3)
 (note this lot now meets minimum area (previously 19,940 sf))

Hardship accrues to the land due to **shape** of the two distinct lots becoming merged, and to the relative position of the houses thereon. Each lot being deficient in various setback distances for the new zone, and 46 Fountain being deficient in area. The houses are historic being listed in the Ashland and Massachusetts Register unlike other houses in the neighborhood. This **architectural style**, being a proxy to **shape of the structure**, is similarly unlike other structures in the neighborhood.

Hardship accrues to **shape** in the large tract of land, being significantly larger than others in the neighborhood, affording the potential for subdivision, but only with a roadway providing vital access under the Subdivision Control Law. Such a road would be onerous on the property, impactful to the historic structures, and otherwise unnecessary. In consideration thereof a common driveway scheme as presented will preserve the historic architectural integrity of the location, eliminate technical dimensional zoning deficiencies, and contribute to the neighborhood. The location of the house on 56 Fountain Street and it being historic present by-right full utilization of the land at 56 Fountain; that of a potential subdivision road by removal of the house also contributes to the **shape** hardship.

There is no derogation from the intent of the bylaw by approving these minor dimensional variances, none of which are being created, which allow the project to proceed with separate concurrent subdivision approvals, where the Bylaws provide for common driveways, some of the purposes encourages the *“most appropriate use of the land,”* and *“to increase the amenities of the town.”* Increasing the amenities, in this instance will occur as a result of preservation of the existing structures.

Suggested Findings:

The minimal yard setback dimensional relief being requested, none of which are being created and change nothing with respect to the two existing houses, may be granted where the shape of the lands, being both: (i) a lot deficient in area, and (ii) a lot larger than all others in the neighborhood, each having houses with existing various setback deficiencies, as combined inadvertently, has exacerbated pre-existing non-conformities, most of which the applicant can successfully resolve, leaving only minor and lessened dimensional setbacks, allowing reasonable economic use of the large tract of land, and preservation of identified Historical Architectural aspects of the two buildings.

Preservation of historical buildings contributes to the amenities of the town, here providing for the most appropriate use of the vacant land, allowing for a less intrusive impact from development, and do not derogate from the intent of the bylaw.

The preservation of the historic houses in-situ, and the preservation of the street scape of this location enhances the neighborhood appropriately.

Reference material

1.2

PURPOSE. These regulations are enacted to promote the general welfare of the Town of Ashland, to protect the health and safety of its inhabitants, to encourage the most appropriate use of land throughout the town, and to increase the amenities of the town, all as authorized by, but not limited by, the provisions of the Zoning Act, G.L. c. 40A, as amended, and Section 2A of 1975 Mass. Acts 808.

Street

An accepted town way, or a way established by or maintained under county, state or federal authority, or a way established by a subdivision plan approved in accordance with the Subdivision Control Law or a way determined by the Planning Board to have sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land and for the installation of municipal services to serve the land and the buildings erected or to be erected thereon.

3.3.4

Variance Required. Except as provided in subsection 3.3.5, below, the reconstruction, extension or structural change of a nonconforming structure in such a manner as to increase an existing nonconformity, or create a new nonconformity shall require a variance; provided, however, that the extension of an exterior wall at or along the same nonconforming distance within a required yard, shall require the issuance of a special permit from the Board of Appeals.

4.1.3

Accessory structures. Accessory structures may not be placed within required yards, except that permitted signs or roadside stands may be located within a required front yard area, and a permitted one-story accessory structure may be located within a required rear yard, and a permitted one-story accessory structure may be located within a required rear yard, provided that it occupies not more than thirty percent (30%) of either the required or the actual yard, and further provided that it is not located within ten (10) feet of any property line.

File Edit View Favorites Tools Help
<https://www.mapsonline.net/ashlandma/> Fax: 794-4511-4544
 MapsOnline - Ashland, MA
<https://www.bplanning.org/> JOHNSON vs. MARBLEHE... XFINITY Connect Inbox

Quick Zooms Find Properties About Layers Find

Parcel ID:
 Address:

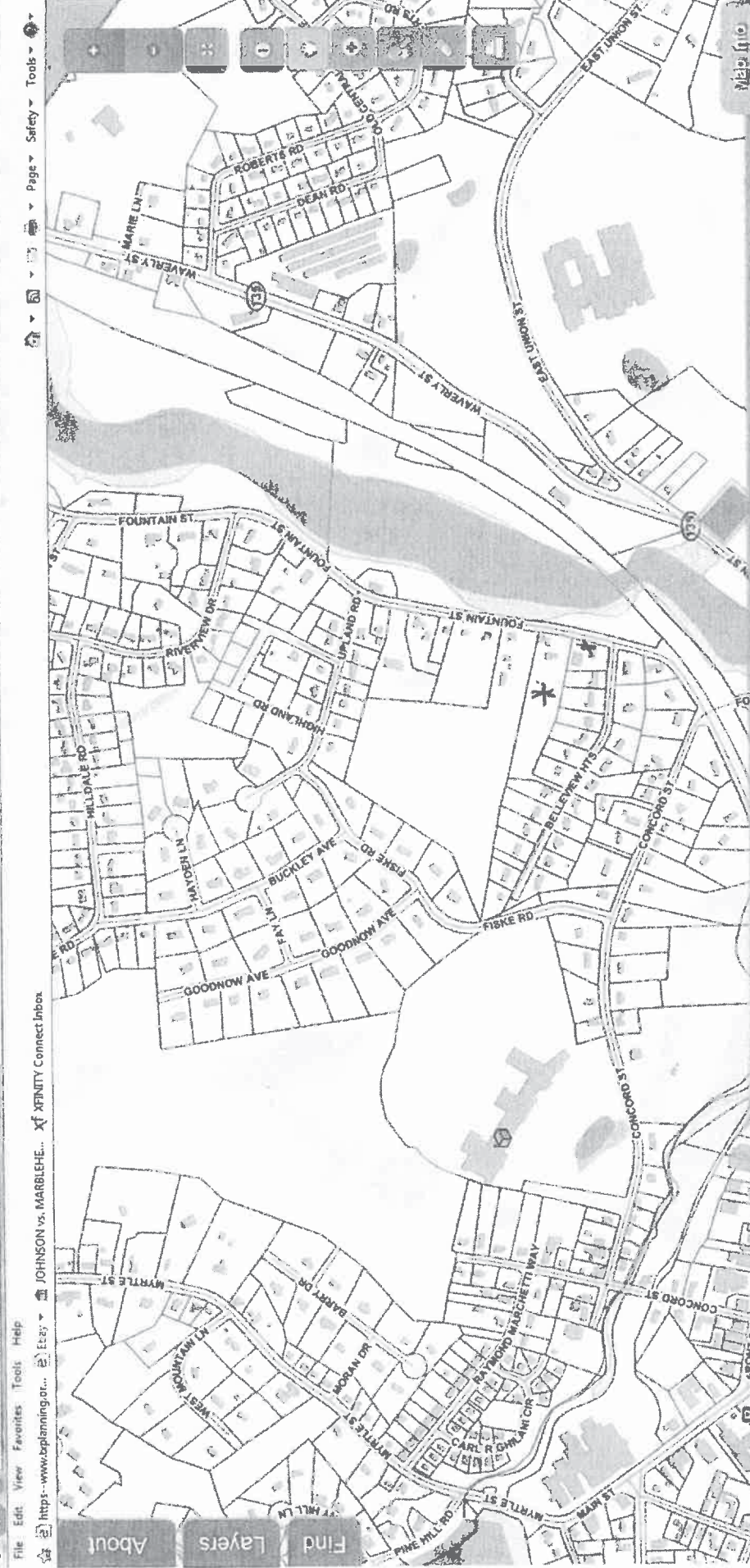
Results Summary

Parcel Information

Address	Parcel ID	Loc ID
56 FOUNTAIN ST	14-200-00-000	F_68856_292093
46 FOUNTAIN ST	14-204-00-000	F_659085_292071

Map Info

Combined locus



↑ Coors lots
467-500
+ water

Middlesex South Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number : 207894
Document Type : DEED
Recorded Date : December 22, 2017
Recorded Time : 11:25:43 AM

Recorded Book and Page : 70427 / 75
Number of Pages(including cover sheet) : 4
Receipt Number : 2163756
Recording Fee (including excise) : \$1,949.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 12/22/2017 11:25 AM
Ctrl# 275289 01563 Doc# 00207894
Fee: \$1,824.00 Cons: \$400,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

BEVERLY E. GRACIA, TRUSTEE of the GATES FAMILY IRREVOCABLE TRUST under Trust Agreement dated May 29, 2013, being an unrecorded Trust, with an address of 56 Fountain Street, Ashland, Massachusetts

for consideration paid, and in full consideration FOUR HUNDRED THOUSAND and 00/100 (\$400,000.00) DOLLARS

grant to FABIO FRAGALE and MAUREEN R. FRAGALE, husband and wife, Tenants by the Entirety, of 56 Fountain Street, Ashland, Massachusetts

WITH QUITCLAIM COVENANTS

The land with the buildings thereon situated on the Northwesterly side of Fountain Street in Ashland, Middlesex County, Massachusetts, bounded and described as follows:

Beginning at the Southeasterly corner thereof at a point on the Northwesterly side of Fountain Street at land of B.L. Parsons as shown on a plan hereinafter referred to; thence running

NORTHWESTERLY along a wall shown on said plan, by said Parsons Land and by land of Holman, Jr. an land marked "Formerly of W. J. Bell", alt as shown on said plan, 382 feet more or less to a point; thence more

NORTHERLY by said land marked "formerly of W. J. Bell" and by land of W.A. Tremere and by land of FE. Wilson as shown on said plan, 281 feet more or less to a hub on said plan; thence

SOUTHWESTERLY by said Wilson land, 75 feet to land now or formerly of W. J. Bell; thence NORTHWESTERLY by said last mentioned land one (1) foot to a point; thence

SOUTHWESTERLY by said last mentioned land, 103 feet more or less to Bellview Heights Road on said plan; thence

NORTHWESTERLY by said Bellview Heights Road 25.2 feet to other land of W. J. Bell as shown on said plan; thence

NORTHEASTERLY by said other land of W.J. Bell, 91.5 feet to a corner of walls as shown on said plan; thence more

NORTHERLY along a wall and by other land of W. J. Bell as shown on said plan, 174.9 feet to a corner of walls at land of J.M. Walker as shown on said plan: thence

PROPERTY: 56 FOUNTAIN STREET, ASHLAND, MASSACHUSETTS

SOUTHEASTERLY along a wall and by said Walker land and by land marked "formerly of Otis C. Wells" on said plan, 710 feet more or less to said Fountain Street; thence

SOUTHWESTERLY on said Fountain Street in two (2) courses together measuring 175 feet more or less to the point of beginning.

All as shown upon a plan entitled "Ashland, Mass. Plan of Land on Fountain Street, Scale 1" = 50' January 20, 1953, E.H. Howard, C.E." which plan is recorded at the Middlesex South Registry of Deeds in Book 8031 Page 157.

Said premises are conveyed subject to easements of record and restrictions of record as far as the same are now in force and applicable to the granted premises.

BEING the same premises conveyed to Beverly E. Gracia, Trustee of the Gates Family Irrevocable Trust by deed of Harold W. Gates, Trustee of the Harold W. Gates Trust, and Evelyn H. Gates, Trustee of the Evelyn H. Gates Trust, dated May 29, 2013 and recorded with the Middlesex South District Registry of Deeds in Book 62205, Page 360.

The Grantor named herein does hereby voluntarily release any and all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and states under the pains and penalties of perjury that there are no other persons or person entitled to any homestead rights

WITNESS my hand and seal this 4 day of December, 2017.

Beverly E. Gracia TR
Beverly E. Gracia, Trustee of the Gates Family Irrevocable Trust

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 4 day of December, 2017, before me, the undersigned notary public, personally appeared Beverly E. Gracia proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Trustee of the Gates Family Irrevocable Trust.

[Signature]

Notary Public: PATRICIA A. KILLYDE
My Commission Expires:

3/16/2023



24



Bk: 74018 Pg: 243 Doc: DEED
Page: 1 of 2 01/21/2020 03:26 PM

QUITCLAIM DEED

I, **Cynthia C. Winterhalter**, an unmarried woman, of 46 Fountain Street, Ashland, Middlesex County, Massachusetts

for consideration paid and in full consideration of **Three Hundred Ninety Thousand and 00/100 (\$390,000.00) Dollars**

grant to **Fabio Fragale and Maureen Fragale**, husband and wife, as tenants by the entirety, both of 3 Blue Jay Lane, Ashland, Middlesex County, Massachusetts

with **quitclaim covenants**

the land and buildings in Ashland, Middlesex County, Massachusetts, bounded and described as follows:

Beginning at the southwesterly corner thereof by the westerly side of Fountain Street at a concrete bound; thence running in a westerly direction along the northerly side of Bellview Heights Road, 100.88 feet to a concrete bound; thence running N. 10 1/40 E. by land now or formerly of Charles A. Holman, Junior, 190.75 feet, more or less, to a stone wall; thence S. 680 E. by land formerly of Wales and now or formerly of Kimball, 149.82 feet to a stake and stones at Fountain Street; thence southwesterly by Fountain Street, 174.66 feet to the point of beginning.

Meaning, intending and hereby conveying the same premises conveyed to Robert P. Winterhalter (deceased as of September 29, 2010) and Cynthia C. Winterhalter by Deed of George Jenkins, II dated August 14, 1958 and recorded in Middlesex South District Registry of Deeds in Book 9243, Page 236.

Grantor voluntarily releases all of her rights of Homestead, if any as set forth in M.G.L.A. Chapter 188 and states under the pains and penalties of perjury that there are no other person or persons entitled to an estate of homestead other than those executing this deed.

Property Address: 46 Fountain Street, Ashland, MA

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 01/21/2020 03:26 PM
Citr# 313757 18892 Doc# 00009591
Fee: \$1,778.40 Cons: \$390,000.00

Witness my hand and seal this 14th day of January, 2020.

Cynthia C. Winterhalter
Cynthia C. Winterhalter

COMMONWEALTH OF MASSACHUSETTS

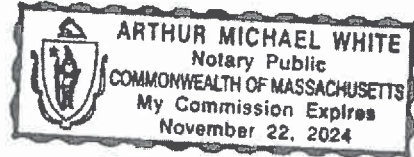
Middlesex, ss.

On this 18th day of January 2020, before me, the undersigned notary public, personally appeared Cynthia C. Winterhalter, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Arthur Michael White

Notary Public

My Commission Expires: 11/22/2024



- Parcels for Identify (Public)
- Places
 - Fire Station
 - Police Station
 - Town Hall
 - School
 - Wellheads
- Deep Marsh
- Open Water
- Shallow Marsh/Meat
- Shrub Swamp
- Wetland
- Wooded Swamp Det
- ROWs
- Buildings
- Parcels
- Abutting Town Labels
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns
- Streets
- Streams
- Town Mask



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

46-56 Fountain

Write a description for your map.

Legend

 56 Fountain St



Residential Property Record Card

Parcel ID: 014/014.0-0204-0000.0 MAP: 014.0 BLOCK: 0204 LOT: 0 BLDG: 0204 Parcel Address: 16 FOUNTAIN ST 2020
 Parcel Address: 09243 09243
 Book: 09243
 Page: 0936
 Cert/Doc: 14018/203
 Road Type: T
 Rd Condition: P
 Traffic: H
 Water: PS
 Sewer: SW
 Comm-B/L%: 0/0
 Inspect Date: 06/04/2010
 Meas Date: 06/01/2010
 Entrance: X
 Collect Id: REB
 Inspect Reas: M
 Open Sp-B/L%: 0/0

Use-Code: 101
 Tax Class: T
 Tot Fin Area: 1580
 Tot Land Area: 0.460
 Sewer: 0/0
 Exempt-B/L%: 0/0
 Sale Price: 0
 Sale Date: 10/07/1998
 Sale Type: N
 Sale Valid: 100/100
 Grantor: 100/100
 Resid-B/L%: 0/0

RESIDENCE INFORMATION
 CP: 7
 Story Height: 1.50
 Roof: G
 Ext Wall: FB
 Masonry Trim: S
 Bath Qual: S
 Mkt Adj: HW
 Sound Value: G
 Fireplace: 1
 Central AC: N
 Att Gar SF: %Good P/F/E/R/
 Porch Type
 W
 80
 Porch Area
 80

LAND INFORMATION
 NBHD CODE: 303
 Seg 1
 Unit S
 Method S
 Code 101
 Msr-1 2116
 Msr-2 1850
 E-YR-Bldg 392,400
 E-YR-Bldg 378,800
 Grade A
 Grade G
 Land: 199,700
 Land: 199,700
 MktLnd: 199,700
 MktLnd: 199,700

DETACHED STRUCTURE INFORMATION
 VALUATION INFORMATION
 Current Total: 392,400 Bldg: 182,700 Land: 199,700
 Prior Total: 378,800 Bldg: 180,100 Land: 199,700

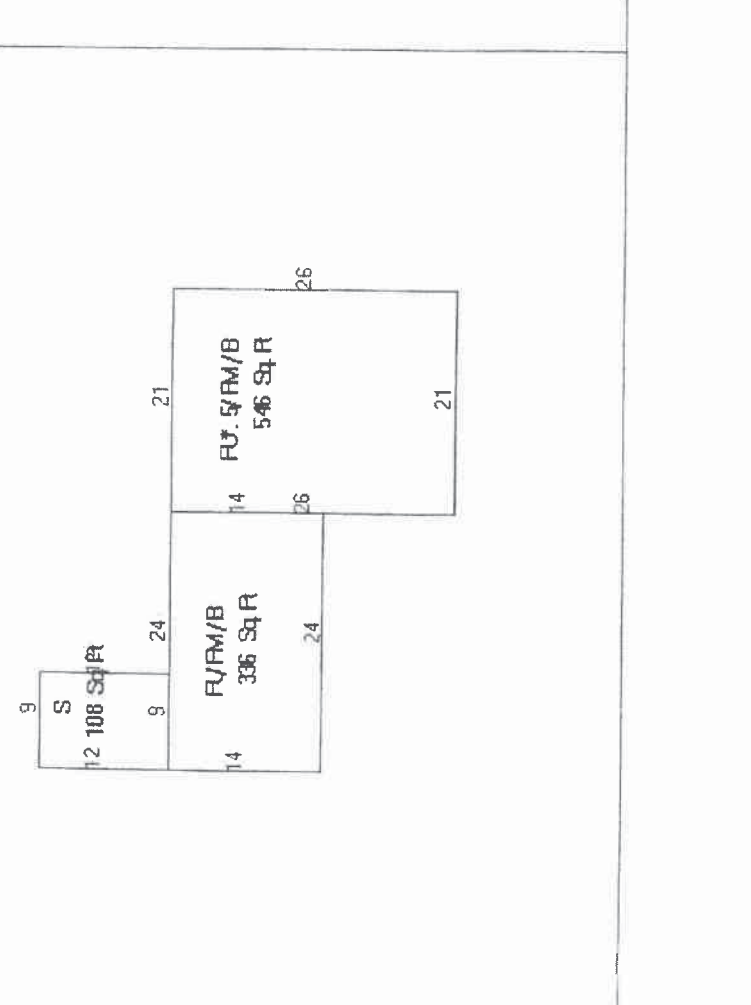


No Picture Available

Residential Property Record Card

Parcel ID: 014/014.0-0203-0000.0		MAP: 014.0		BLOCK: 0203		LOT: 400,000		Parcel Address: 56 FOUNTAIN ST		FY: 2020	
Use-Code: 101		Sale Price: 400,000		Book: 70427		Road Type: T		Inspect Date: 01/12/2018			
Tax Class: T		Sale Date: 12/22/2017		Page: 0075		Rd Condition: P		Meas Date: 01/12/2018			
Tot Fin Area: 1491		Sale Type: P		Cert/Doc: Y		Traffic: H		Entrance: C			
Tot Land Area: 2,610		Sale Valid: Y		Grantor: GRACIA BEVERLY E TRUSTEE		Water: PS		Collect Id: REB			
Sewer: Exempt-B/L % 0/0		Resid-B/L % 100/100		Comm-B/L % 0/0		Sewer: SP		Inspect Reas: S			
						Indust-B/L % 0/0		Open Sp-B/L % 0/0			

LAND INFORMATION																					
Seg	Type	Code	NBHD CLASS:																		
1	P	101	S																		
2	R	101	A																		
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Method</th> <th>Sq-Ft</th> <th>Acres</th> <th>Influ-Y/N</th> <th>Value</th> <th>Class</th> </tr> <tr> <td>S</td> <td>30000</td> <td>0.690</td> <td>N</td> <td>206,100</td> <td></td> </tr> <tr> <td>A</td> <td>83692</td> <td>1.921</td> <td>N</td> <td>9,356</td> <td></td> </tr> </table>				Method	Sq-Ft	Acres	Influ-Y/N	Value	Class	S	30000	0.690	N	206,100		A	83692	1.921	N	9,356	
Method	Sq-Ft	Acres	Influ-Y/N	Value	Class																
S	30000	0.690	N	206,100																	
A	83692	1.921	N	9,356																	
DETACHED STRUCTURE INFORMATION																					
Str	Unit	Msr-1	Mar-2	E-YR-Bit	Grade	Cond	%Good P/F/E/R	Cost	Class												
G2	S	840		1960	F	F	/100/30	12,600													
B1	S	400		1960	F	F	50/100/50	2,400													
VALUATION INFORMATION																					
Current Total:		379,700	Bldg:	164,200	Land:	215,500	MktLnd:	215,500													
Prior Total:		364,000	Bldg:	148,500	Land:	215,500	MktLnd:	215,500													



No Picture Available

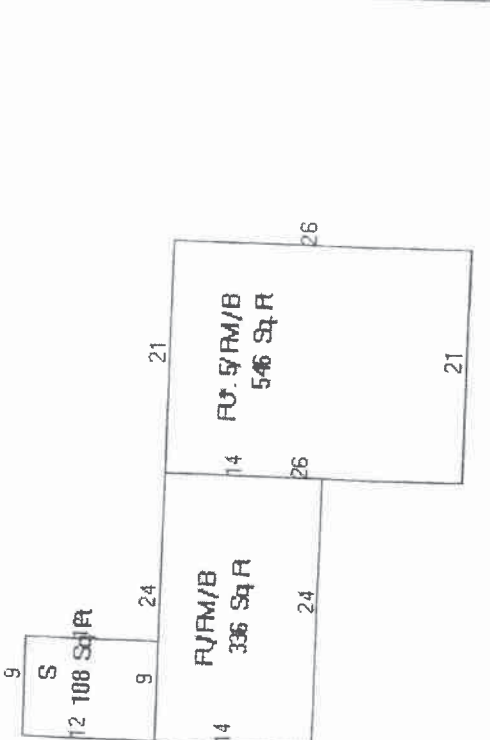
Residential Property Record Card

Parcel ID: 014/014.0-0203-0000.0 MAP: 014.0 BLOCK: 0203 LOT: 0000.0 Parcel Address: 56 FOUNTAIN ST FY: 2020

Use-Code: 101 Sale Price: 400,000 Book: 70427 Road Type: T Inspect Date: 01/12/2018
 Tax Class: T Sale Date: 12/22/2017 Page: 0075 Rd Condition: P Meas Date: 01/12/2018
 Tot Fin Area: 1491 Sale Type: P Cert/Doc: Traffic: H Entrance: C
 Tot Land Area: 2,610 Sale Valid: Y Grantor: GRACIA BEVERLY E TRUSTEE Water: PS Collect Id: REB
 Sewer: Exempt-B/L% 0/0 Resid-B/L% 100/100 Comm-B/L% 0/0 Indust-B/L% 0/0 Inspec Reas: S
 Open Sp-B/L% 0/0

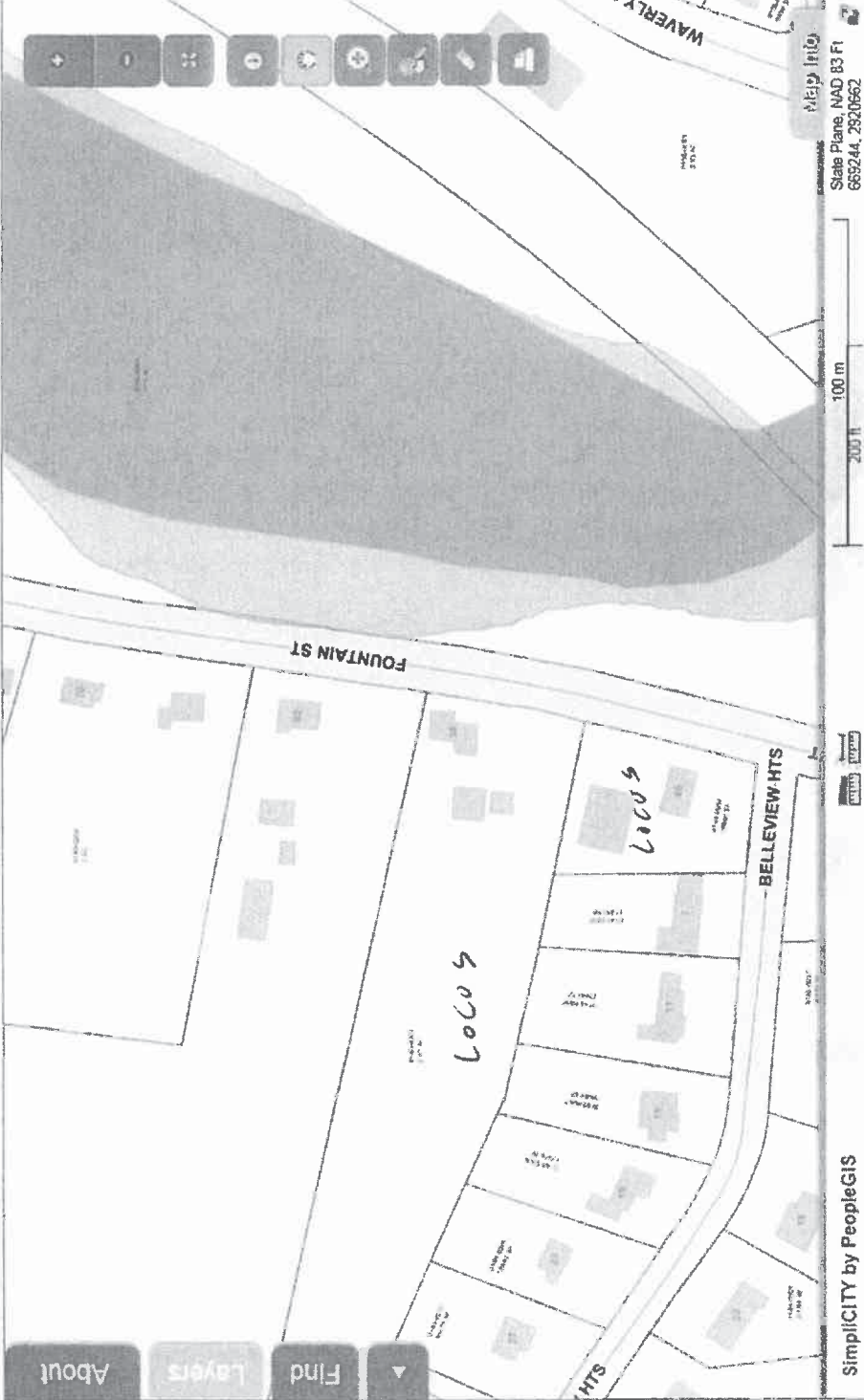
RESIDENCE INFORMATION				LAND INFORMATION			
Style:	CO	Tot Rooms:	10	NBHD CODE:	303	Code	101
Story Height:	2.00	Bedrooms:	4	Seg	1	Type	P
Roof:	G	Full Baths:	2	Method	S	Sq-Ft	30000
Ext Wall:	AV	Half Baths:	0	Acres	0.690	Influ-Y/N	N
Masonry Trim:	T	Ext Bath Fix:	0	Value	206,100	Class	
Bath Qual:	T	RCNLD:	149187	Foundation:	ST		
Mkt Adj:		Heat Type:	HW	Eff Yr Built:	1979		
Sound Value:		Fuel Type:	O	Year Built:	1935		
Fireplace:	1	Bsmt Gar Cap:	0	Cost Bldg:	149,200		
Central AC:	N	Bsmt Gar SF:		Att Str Val1:			
Att Gar SF:		%Good P/F/E/R:		Att Str Val2:			
Porch Type:	S	Porch Area:	108				

DETACHED STRUCTURE INFORMATION				VALUATION INFORMATION			
Str	Unit	Msr-1	Msr-2	E-YR-Blt	Grade	Cond	%Good P/F/E/R
G2	S	840		1960	F	F	/100//30
B1	S	400		1960	F	F	50/100//50
Current Total:	379,700	Bldg:	164,200	Land:	215,500	MktLnd:	215,500
Prior Total:	364,000	Bldg:	148,500	Land:	215,500	MktLnd:	215,500



No Picture Available

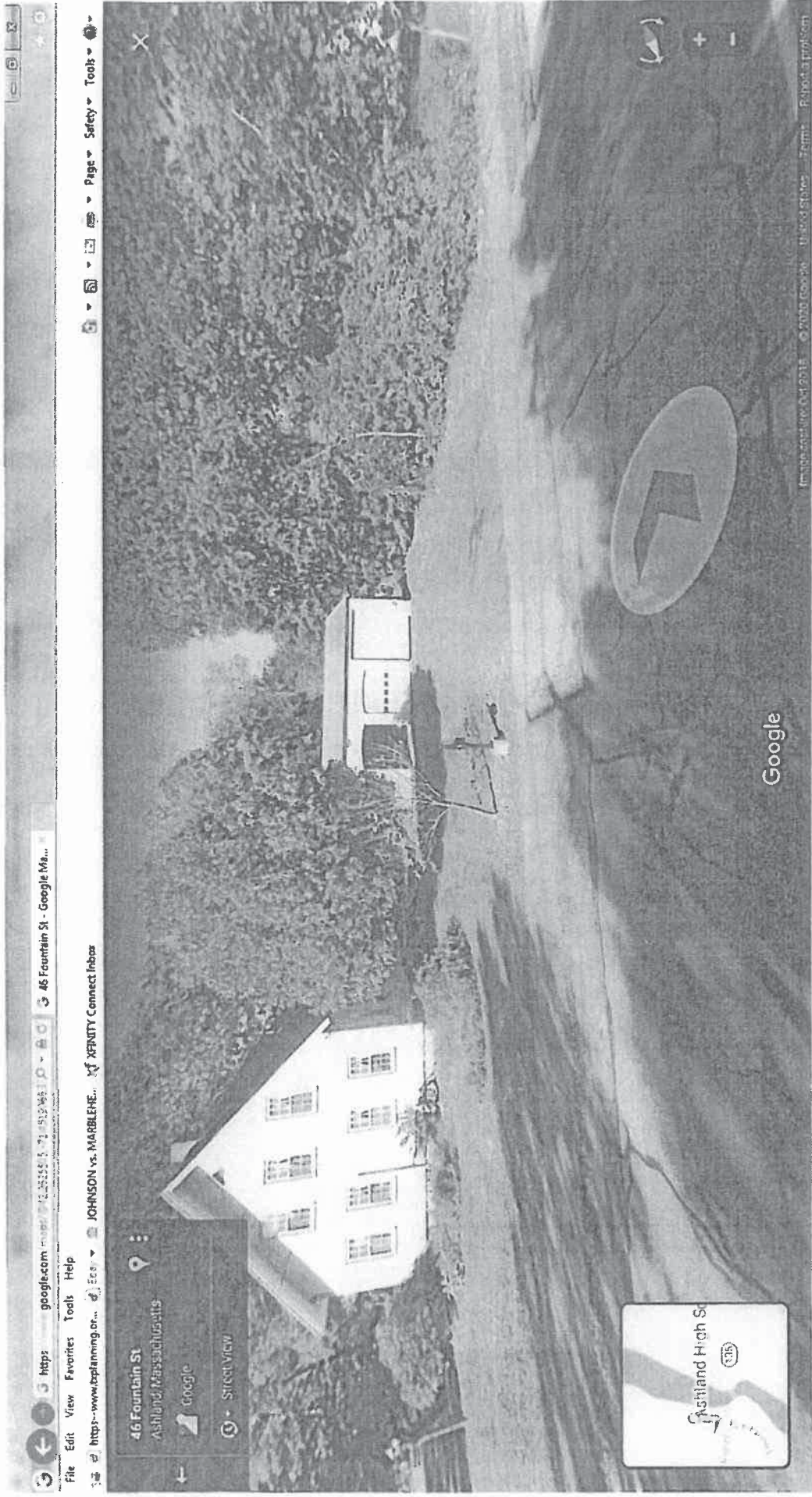
Photo



- Layers**
- RTD - F
 - WMUSD - A
 - WMUSD - B
 - WMUSD - C
 - WMUSD - D
 - WMUSD - E
 - WMUSD - BUFFER
 - ROADWAY
 - RAIL RIGHT OF WAY
 - WATER
- Wetlands**
- Deep Marsh
 - Open Water
 - Shallow Marsh/Meadow/Fen
 - Situb Swamp
 - Upland

- Base Maps**
- OpenStreetMap
 - MA Base Map with Buildings & Parcels
 - 2011-2012 MassGIS Orthos
 - 2019 MassGIS Orthos
 - 2008 Ortho Basemap
 - 2013 Ortho Basemap
 - Town Base Map

GIS wetlands



House @ 46



House @ 56

TOWN OF ASHLAND

**COMMUNITYWIDE
HISTORIC PROPERTIES
SURVEY**

FINAL REPORT

SUBMITTED TO

**ASHLAND HISTORICAL COMMISSION
TOWN OF ASHLAND, MASSACHUSETTS**

**KATHLEEN KELLY BROOMER
ARCHITECTURAL HISTORIAN
PRESERVATION CONSULTANT
JUNE 18, 2010**

Sumner Hayden House	181	Concord Street	ASL.80, 81
	74-77	Cordaville Road	ASL.82
James Brewer House	83	Cordaville Road	ASL.83, 84
Alvin Claffin House	89	Cordaville Road	ASL.85-87
	94	Cordaville Road	ASL.88, 89
Henry L. Keens House	124	Cordaville Road	ASL.90
Bigelow House	164	Cordaville Road	ASL.91
	181	Cross Street	ASL.92
Royal Grout House	158	East Union Street	ASL.93
	178	East Union Street	ASL.94, 95
	22	Eliot Street	ASL.96
Andrew Allard House	86	Eliot Street	ASL.97
Castagnetti House	165	Eliot Street	ASL.98
Capt. Ezra Eames House	188	Eliot Street	ASL.99
	378	Eliot Street	ASL.100-102
	420	Eliot Street	ASL.103
St. Cecilia's Rectory	54	Esty Street	ASL.104, 105
C. H. Tilton & Co. Duplex	5-7	Forest Avenue	ASL.106
C. H. Tilton & Co. Duplex	9-13	Forest Avenue	ASL.107
Fay-Ward House	34	Fountain Street	ASL.46
Anthony J. Cunis House	38	Fountain Street	ASL.108
Fay-Murray Cottage	46	Fountain Street	ASL.109
Goodnow-Adams House	56	Fountain Street	ASL.110
William Ockington House	62	Fountain Street	ASL.111, 112
James Greenwood House	70	Fountain Street	ASL.113, 114
Charles Foster House	80	Fountain Street	ASL.115
Colburn-Bullard House	87	Fountain Street	ASL.116
Santo Romeo House	100	Fountain Street	ASL.117
Alpheus D. Knowles House	116	Fountain Street	ASL.118
Henry Cutler House	136	Fountain Street	ASL.119
Cutler Mansion	171	Fountain Street	ASL.120
Willard P. Gerrish House	73	Frankland Road	ASL.121, 916
Wiggins Block	44	Front Street	ASL.122, 123
Greenwood Block	54 (aka 48)	Front Street	ASL.124
Ashland Public Library	66	Front Street	ASL.18, 917
HISTORIC NAME	STREET NO.	STREET NAME	MHC #
Holliston Town Farm	56	Fruit Street	ASL.125

Massachusetts Cultural Resource Information System

MACRIS

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Inventory No: ASL.110 
Historic Name: Goodnow, Joseph - Adams, Fred W. House
Common Name: Kimball, Hosmer R. House
Address: 56 Fountain St

City/Town: Ashland
Village/Neighborhood:
Local No: 0140-0203
Year Constructed: 1850
Architect(s):
Architectural Style(s): Greek Revival
Use(s): Single Family Dwelling House
Significance: Architecture
Area(s):
Designation(s):

Building Material(s): Roof: Asphalt Shingle
Wall: Vinyl Siding; Wood
Foundation: Granite; Stone, Cut



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Scanned Record Cover Page

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, February 4, 2021 at 11:12 AM

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Topographic or Assessor's Map



Assessor's Number USGS Quad Area(s) Form Number

0140-0203

Framingham

ASL.110

Town: Ashland

Place: (neighborhood or village)

Address: 56 Fountain Street

Historic Name: Goodnow-Adams House

Uses: Present: residential

Original: residential

Date of Construction: 1850

Source: Powers and Winterhalter

Style/Form: Greek Revival

Architect/Builder:

Exterior Material:

Foundation: granite

Wall/Trim: vinyl

Roof: asphalt shingle

Outbuildings/Secondary Structures:
barn/garage, shed

Major Alterations (with dates):

Condition: good

Moved: no | | yes | | Date _____

Acreage: 2.61 acres

Setting: residential area on western edge of MWRA Reservoir No. 2, crossing Framingham-Ashland town line

Recorded by: Kathleen Kelly Broomer
Organization: for Ashland Historical Commission
Date (month / year): April 2010; edited June 2010

RECEIVED
JULY 01 2010
MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

ASHLAND

56 Fountain St

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

ASL.110

 Recommended for listing in the National Register of Historic Places.*If checked, you must attach a completed National Register Criteria Statement form.*

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

A good example of a Greek Revival-style cottage in Ashland, this 1½-story, gable-front dwelling is three bays across with an end-bay entry and approximately three bays deep. A 1½-story gabled lateral wing, four bays across and one bay deep, has an entry in the third bay and early 20th-century, full-width shed dormers. To the rear of the lateral wing is a shed-roofed sun porch (mid-20th century). Some windows on the wing retain 2/1 wood sash. Features consistent with the Greek Revival style include the wide plain frieze, corner pilasters, and gable returns. Closer inspection is needed to determine whether the door surround with fluted pilasters at the main entry is of 19th-century vintage. The entry displays three-quarter-length sidelights and a glazed multi-pane storm door.

This property would likely be included in a potential National Register district on Fountain Street; further survey on Fountain Street is needed to support a district recommendation.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This dwelling is an example of development on Fountain Street during the Early Industrial period, built after the arrival of the railroad (1834) and Ashland's incorporation (1846), but preceding the damming of the Sudbury River and construction of Reservoir No. 2 (1878) to the east as part of the water supply system for metropolitan Boston. Joseph Goodnow (d. 1865) has been described as a stonemason, but is listed as a farmer in the 1850 and 1860 census. At his death, he left a wife, Susan, who was placed in the care of Benjamin Foster, and a daughter, also Susan, who spent many years at the Ashland Town Farm, where she died. Ruel Wales (d. 1888) acquired the property by 1870. A farmer, he resided here in 1870 with his wife, Betsey, and Fred W. Adams, who later owned the property (Adams has been described as the nephew of Ruel Wales). Their daughter was Maria W. Bliss. Fred W. Adams reportedly was killed on the railroad tracks. His widow, Carrie I. Adams, resided here in 1900 with her children, Alice Adams and Fred W. Adams, and her widowed father, James F. Keyser [Koyzer]. Keyser was a gardener by occupation; in 1910, he was employed as a park manager at Woodlawn Cemetery. Carrie Adams sold the property by 1920 and moved with her daughter, Alice, to Central Street. Hosmer R. Kimball occupied the house by 1933, when he is listed in the town directory as an electrical engineer working in Boston. The property still remains in the family.

BIBLIOGRAPHY and/or REFERENCES

See survey final report for complete citations

Winterhalter, Cynthia C. "Oldest Houses on Fountain Street, Ashland, formerly Framingham until 1846." Email communication to K. K. Broomer. 21 October 2009.

Powers, Catherine and Cynthia Winterhalter. "Fountain Street. The Road from Savil Simpson's Farm to the Meeting House." Typescript (undated, ca. 1974). Ashland Historical Society. Vertical files. Buildings and places. Fountain Street.

Kimball, Martha and Ellen Powers. "The House that Jack Built [Fountain Street houses]." Typescript (26 April 1971). Ashland Historical Society. 34 Fountain Street (blue three-ring binder).

Ashland maps and Middlesex County atlases: 1836, 1854, 1856, 1875, 1889, 1908.

Ashland directories: 1890, 1896, 1907, 1912, 1933, 1960.

Federal census records. Via www.Ancestry.com.

Higley, George T. "Ashland" in *History of Middlesex County, Massachusetts* (D. Hamilton Hurd, compiler). Vol. III. 1890.

History of Ashland. 1942.

Maguire and Kantrowitz. *Images of America. Ashland*. 2001.

Information from Cynthia Winterhalter, Ashland, Mass.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: ASL.109
Historic Name: Fay, Willis - Murray, John House
Common Name: Hayden, Stephen House
Address: 46 Fountain St

City/Town: Ashland
Village/Neighborhood:
Local No: 0140-0204
Year Constructed: 1847
Architect(s): Fay, Willis
Architectural Style(s): Altered beyond recognition, Gothic Revival
Use(s): Single Family Dwelling House
Significance: Architecture
Area(s):
Designation(s):

Building Materials(s): Roof: Asphalt Shingle
Wall: Wood; Wood Clapboard
Foundation: Granite; Stone, Cut



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, February 4, 2021 at 11:13 AM

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

0140-0204	Framingham		ASL.109
-----------	------------	--	---------

Photograph



Town: Ashland

Place: (neighborhood or village)

Address: 46 Fountain Street

Historic Name: Fay-Murray Cottage

Uses: Present: residential

Original: residential

Date of Construction: 1847-1849

Source: Winterhalter

Style/Form: altered Gothic Revival

Architect/Builder:

Exterior Material:

Foundation: granite

Wall/Trim: clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
barn (1960s)

Major Alterations (with dates):

see architectural description

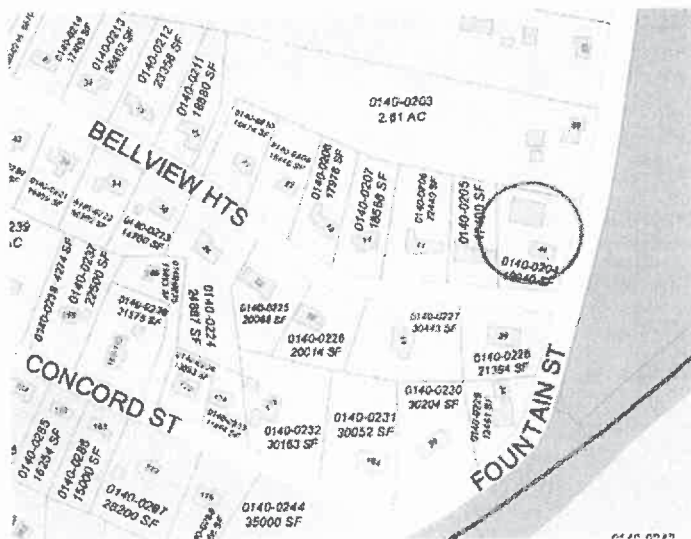
Condition: good

Moved: no | | yes | | **Date** _____

Acreage: 19,940 square feet

Setting: residential area on western edge of MWRA Reservoir No. 2, crossing Framingham-Ashland town line

Topographic or Assessor's Map



Recorded by: Kathleen Kelly Broomer
Organization: for Ashland Historical Commission
Date (month / year): April 2010; edited June 2010

RECEIVED
 JULY 01 2010
 MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

ASHLAND

46 Fountain St

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

ASL.109

Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This 1½-story, side-gabled dwelling is distinctive for its wide overhanging eaves and its southerly orientation, presenting a four-bay gabled wall to the street. The main block, five bays across with a center entry, originally had paired chimneys at the roof ridge; in 1958, the west chimney was removed and the east chimney was rebuilt. The drip moldings over the first floor windows and triangular window at the gable end, combined with the overhanging eaves, suggest Gothic Revival-style design. The house was remodeled about 1900, when the battens were removed from the original board-and-batten siding, and wood clapboards were nailed over the original vertical boards (early 1900s newspaper was found between the board siding and the clapboard siding). Also at that time, original windows were replaced with 2/2 sash, which in turn were replaced in 1990 with the present sash. Original ornament at the eaves in the gable end has been removed. There is a one-bay, shed roofed addition (ca. 1965-1970) with exterior-wall brick chimney on the west side, and the front door and flanking sidelights are replacements. Skylights were added about 2005.

This property would likely be included in a potential National Register district on Fountain Street; further survey on Fountain Street is needed to support a district recommendation.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Fay-Murray cottage is an example of development on Fountain Street during the Early Industrial period, built after the arrival of the railroad (1834) and Ashland's incorporation (1846), but preceding the damming of the Sudbury River and construction of Reservoir No. 2 (1878) to the east as part of the water supply system for metropolitan Boston. This dwelling was built on land once associated with the Fay-Ward House, 34 Fountain Street (see form), to the south; the two properties then abutted one another until the 1940s, when the side street known as Bellview Heights was constructed between them.

Willis Fay, described in vital records as a sash maker as well as a carpenter, is believed to have built the house. His brother was Lyman Fay, then the owner of the Fay-Ward House (see above). In December 1847, Willis Fay married the widowed Mary Ann (Morse) Newton of Southborough. He died in Ashland 4 March 1849 at the age of thirty. This house has associations with the District #6 school (demolished), built on Fountain Street in 1840 by the town of Framingham and continued by the town of Ashland until 1881. (In 1846, this section of Framingham was incorporated as part of the new town of Ashland.) Teachers from the District #6 school boarded with Willis Fay.

Stephen Hayden lived here in 1850, having moved to Ashland from Marlborough. Hayden was a farmer. In the early 1870s, his son, Sumner Hayden, built his own residence nearby, at 181 Concord Street (see form). Seneca Greenwood of West Medway (1799-1873) apparently lived here, followed by B. E. Henry and Henry R. Mockler. Mockler's name and "Aug 1, 1878" are inscribed on a beam in the cellar.

John Murray owned the property by 1889; he was employed as a boot treer and later a day laborer. Murray emigrated to the United States from Country Leitrim, Ireland in 1865; his wife, Bridget McPartlin, apparently emigrated from Ireland in 1881 with their two oldest children. The Murray children born after 1881 were born in Massachusetts. The 1910 census shows a Mary (Bridget?) Murray, by then a widow with her "own income," residing here with three daughters, Mary E., Lizzie, and Katharine. One daughter was employed as a box finisher at the paper box shop, likely Metcalf's on Pleasant Street, while the others were tag inspectors at the tag shop. The exterior remodeling of the house is believed to have occurred about this time.

INVENTORY FORM B CONTINUATION SHEET

ASHLAND

46 Fountain St

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

ASL.109

Mary E. Murray (b. 1881), daughter of John, married Herbert Parsons of Ashland. The Commonwealth at one point seized the property after she became a patient of Westborough State Hospital; Mr. Parsons reportedly had no rights. Mary Murray Parsons subsequently died, and her thirteen heirs sold the property in 1958 to Robert P. and Cynthia C. Winterhalter. The 1960 Ashland directory shows the Winterhalters employed at Weston Nurseries in Hopkinton and Union Hospital in Framingham, respectively.

BIBLIOGRAPHY and/or REFERENCES

See survey final report for complete citations

Information provided by Cynthia C. Winterhalter, Ashland, Mass.

Winterhalter, Cynthia C. "Oldest Houses on Fountain Street, Ashland, formerly Framingham until 1846." Email communication to K. K. Broomer. 21 October 2009.

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Massachusetts Cultural Resource Information System

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Inventory No: ASL.109 
Historic Name: Fay, Willis - Murray, John House
Common Name: Hayden, Stephen House
Address: 46 Fountain St

City/Town: Ashland
Village/Neighborhood:
Local No: 0140-0204
Year Constructed: 1847
Architect(s): Fay, Willis
Architectural Style(s): Altered beyond recognition; Gothic Revival
Use(s): Single Family Dwelling House
Significance: Architecture
Area(s):
Designation(s):

Building Material(s): Roof: Asphalt Shingle
Wall: Wood; Wood Clapboard
Foundation: Granite; Stone, Cut



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Massachusetts Cultural Resource Information System


MACRIS

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Inventory No: HPK.191 
Historic Name: Bates, Eliakim Adams House
Common Name:
Address: 17 Main St

City/Town: Hopkinton
Village/Neighborhood: Hopkinton
Local No: D;R
Year Constructed: C 1850
Architect(s):
Architectural Style(s): Italianate; Victorian Eclectic
Use(s): Multiple Family Dwelling House; Single Family Dwelling House; Business Office
Significance: Architecture

Area(s):  [HPK.D: Common - Hayden Rowe Street Area](#)
[HPK.R: Hopkinton Center Historic District](#)
Designation(s): Local Historic District (04/01/1979)

Building Material(s): Roof: Asphalt Shingle
Wall: Wood; Wood Clapboard
Foundation: Granite; Stone, Cut



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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: 40 - SU FOUNTAIN ST. ASHLAND MA

Zoning District: RA Overlay District: _____

Assessor's Map: 14 Lot: 203 Deed Book: 74019 Page: 243

Current Property Owner: FABIO FRAGALE
70427 75

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: FABIO FRAGALE

Address: 3 BLUE JAY LN. ASHLAND MA 01721

Phone: 508 958 7495 Email: FRAGALE FABIO @YAHOO.COM

Agent's Name: JOSEPH MARQUEDANT

Agent's Address: 34 HAYDEN ROWE ST #203 HOPLINTON MA 01748

Agent's Phone: 508 435 4145 Agent's Email: JDMAENG @ADL.COM

Additional Information:

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

Is the parcel on a scenic road?: N Is the parcel in a flood plain?: N

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): N

Date structure(s) built?: 1850 & 1935



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

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

Benefits of Project:

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

RESIDENTIAL

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: Josep Marquedant Applicant's Name: JOSEPH MARQUEDANT

Agent's Relationship to Applicant: REP. Firm: JD MARQUEDANT & ASSOC INC

Owner: Fabio Fragale Owner's Name: FABIO FRAGALE

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



Subdivision Application Supplemental Form:

Approval Sought:

Preliminary Plan Definitive Plan Plan Modification Lot Line Revision
 Approval Not Required (ANR)

Subdivision Name (if not an ANR): 56 FOUNTAIN ST. RESIDENTIAL SUBDIVISION

Number of Lots Proposed: 3 Total Acreage: 3.14 AC Total Open Space: 0

Linear Feet of Proposed/Modified Road: 397.67'

Are there any easements or deed restrictions on/in the development? (attach copies): N

Will the development be any of the following?:

Senior Residential Community (See Ch.282 §7.2): N.A.

Cluster Development (See Ch.282 §7.3): N.A.

Assisted Elderly Facilities (See Ch.282 §7.4): N.A.

Multi-family Dwelling (See Ch.282 §7.5): N.A.

Accessory Family Dwelling (See Ch.282 §7.6): N.A.

Additional Considerations:

Is the project in a Flood Hazard Area? (See Ch.282 §8): N

Was a plan submitted to the Conservation Commission?: N If yes, when?: _____

Will a plan be submitted?: Y If no, signature of Conservation Agent: _____

Is the site within 500 ft. of another municipality?: N

Does the property contain walking trails and/or trees 14" in diameter or larger?: Y

Additional Parties:

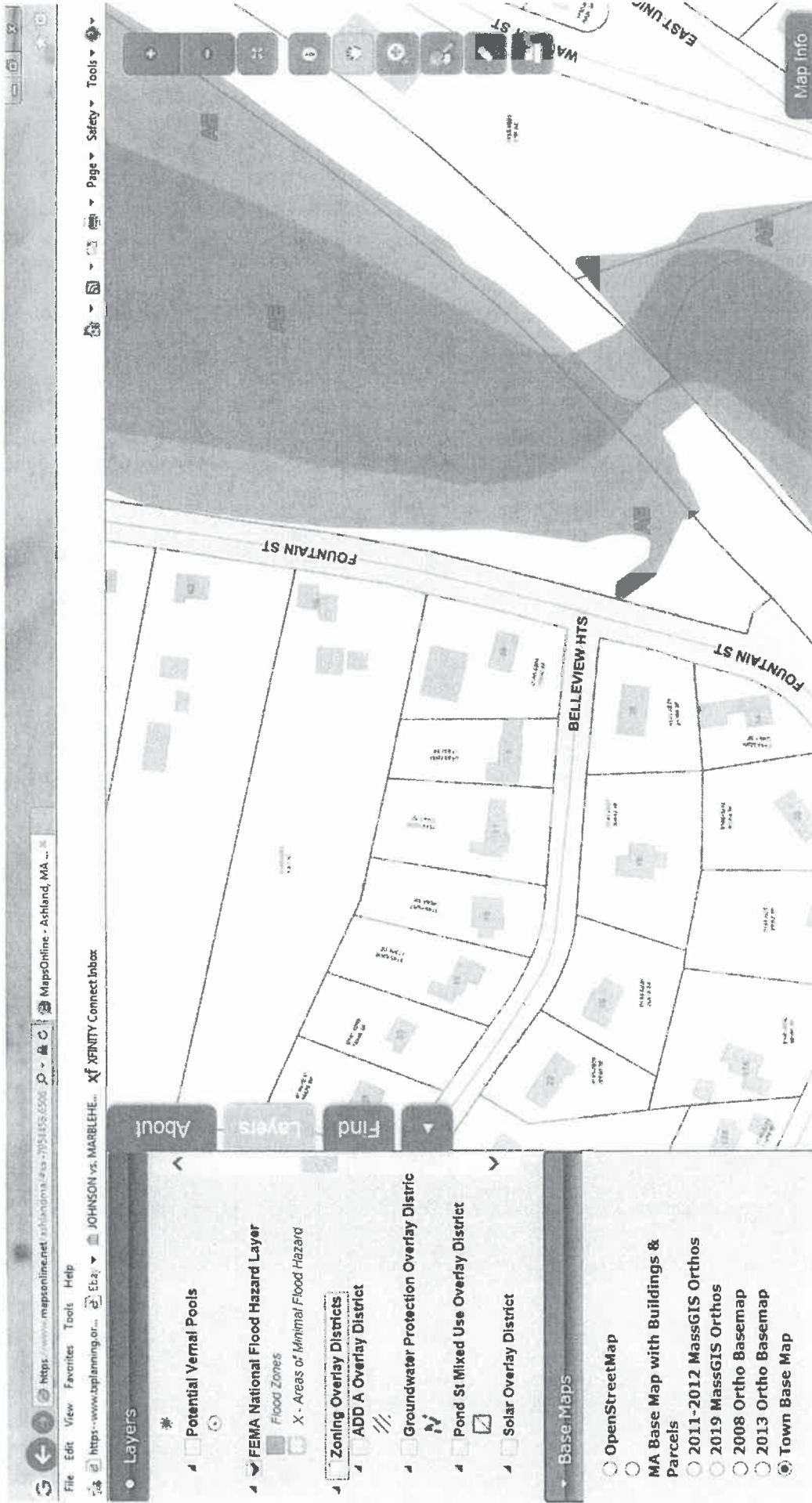
Engineer: RUSS HART C/O J.D. MARQUEDANT & ASSOC INC. Phone: 508 435 4148 Email: JDMA ENG @ AOL.COM

Architect: _____ Phone: _____ Email: _____

Landscape Architect: _____ Phone: _____ Email: _____

Attorney: GEORGE CONNORS Phone: 508 393 6055 Email: GEORGE@GF CONNORS LAW.COM





GIS/FEMA Flood

November 12, 2020

To The Planning Board
46 and 56 Fountain Street
Fabio and Maureen Fragale
Abutters To Map 14 Parcels 203 204

PARCEL ID	PARCEL LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
14-197-00-000	62 FOUNTAIN ST	PHIPPS-RAM KATHARINE		62 FOUNTAIN ST	ASHLAND	MA	01721
14-198-00-000	82 FOUNTAIN ST	BANACOS PAUL J	JUNE E BANACOS	82 FOUNTAIN ST	ASHLAND	MA	01721
14-200-00-000	80 FOUNTAIN ST	BURKE KRISTINA	TRUSTEE J E B FAMILY IRREVOCABLE TRUST	80 FOUNTAIN ST	ASHLAND	MA	01721
14-201-00-000	76 FOUNTAIN ST	CARRERA MICHAEL CHARLES	SAMANTHA BROADHURST CARRERA	76 FOUNTAIN ST	ASHLAND	MA	01721
14-202-00-000	70 FOUNTAIN ST	ERNST RUTH M		P O BOX 1693	ST JOHN	VI	00831
14-205-00-000	7 BELLVIEW HEIGHTS	OTTEN FREDERICK S	MARIANNE OTTEN	7 BELLVIEW HGTS	ASHLAND	MA	01721
14-206-00-000	11 BELLVIEW HEIGHTS	NORRIS PAUL	KARYN J NORRIS	11 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-207-00-000	15 BELLVIEW HEIGHTS	BREED CORINNE	JONATHAN BREED	15 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-208-00-000	19 BELLVIEW HEIGHTS	SCHORTMANN DAVID D		19 BELLVIEW HGTS	ASHLAND	MA	01721
14-209-00-000	23 BELLVIEW HEIGHTS	CARRON MICHELLE B		23 BELLVIEW HGTS	ASHLAND	MA	01721
14-210-00-000	27 BELLVIEW HEIGHTS	SATLAK ELAINE		27 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-211-00-000	31 BELLVIEW HEIGHTS	FELL DENNIS F	TRUSTEE OF THE FELL 2004 REALTY TR	31 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-212-00-000	35 BELLVIEW HEIGHTS	CONNORS DAVID M	MELISSA L CONNORS	35 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-213-00-000	39 BELLVIEW HEIGHTS	FEDORCHAK STEPHEN J		41 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-214-00-000	41 BELLVIEW HEIGHTS	BRODSKIY EUGENE		178 CONCORD ST	ASHLAND	MA	01721
14-215-00-000	0 BELLVIEW HEIGHTS	BELL MURIEL	IRENE BRODSKIY	46 BELLVIEW HGTS	ASHLAND	MA	01721
14-219-00-000	46 BELLVIEW HEIGHTS	GONZALEZ FRANCISCO E	BRENDA V GONZALEZ	815 CENTRAL ST	HOLLISTON	MA	01746
14-220-00-000	42 BELLVIEW HEIGHTS	MANSFIELD PETER W	CYNTHIA B MANSFIELD	38 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-221-00-000	38 BELLVIEW HEIGHTS	FELL PETER D	MELISSA R FELL	34 BELLVIEW HGTS	ASHLAND	MA	01721
14-222-00-000	34 BELLVIEW HEIGHTS	DOWNEY KAREN ANH		30 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-223-00-000	30 BELLVIEW HEIGHTS	BAZARIAN JANEEN		26 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-224-00-000	22 BELLVIEW HEIGHTS	PEREL SVETLANA	LEONID PEREL	22 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-225-00-000	26 BELLVIEW HEIGHTS	TROLUO MARCELLO M	SHARALYN TROLIO	18 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-226-00-000	18 BELLVIEW HEIGHTS	BAIDYA SACHIN	SUMA BAIDYA	10 BELLVIEW HEIGHTS	ASHLAND	MA	01721
14-227-00-000	10 BELLVIEW HEIGHTS	RUSSELL TOBI JACKOWITZ		38 FOUNTAIN ST	ASHLAND	MA	01721
14-228-00-000	38 FOUNTAIN ST	WILLMENT ANDREW	KIM WILLMENT	34 FOUNTAIN ST	ASHLAND	MA	01721
14-229-00-000	34 FOUNTAIN ST	CAMPBELL MICHAEL T	LISA Y CAMPBELL	30 FOUNTAIN ST	ASHLAND	MA	01721
14-230-00-000	30 FOUNTAIN ST	NECHEV VLADIMIR	TARA L NECHEV	184 CONCORD ST	ASHLAND	MA	01721
14-231-00-000	184 CONCORD ST	ELWELL KEITH A	SHERI L ELWELL	178 CONCORD ST	ASHLAND	MA	01721
14-232-00-000	178 CONCORD ST	BELL WILLIAM J	CAROLYN E BELL	174 CONCORD ST	ASHLAND	MA	01721
14-233-00-000	14-233-00-000	SELBY MARC	MEGHAN E SELBY	170 CONCORD ST	ASHLAND	MA	01721
14-234-00-000	174 CONCORD ST	MANZA DAVID J	MELISSA E MANZA	166 CONCORD ST	ASHLAND	MA	01721
14-235-00-000	166 CONCORD ST	ANTOBENEDETTO JAMIE	ROBERT ANTOBENEDETTO	162 CONCORD ST	ASHLAND	MA	01721
14-236-00-000	160 CONCORD ST	PAYNTER SHANE	CRYSTAL PAYNTER	158 CONCORD ST	ASHLAND	MA	01721
14-237-00-000	158 CONCORD ST	MASIELLO LISA A	GIGLIOTTI RONALD G JR	158 CONCORD ST	ASHLAND	MA	01721
14-238-00-000	0 CONCORD ST	MASIELLO LISA A	GIGLIOTTI RONALD G JR	150 CONCORD ST	ASHLAND	MA	01721
14-239-00-000	150 CONCORD ST	CONNOLLY JOSEPH M	ANNE A CONNOLLY	HEADQUARTERS BLDG / 30 SOMERSET	BOSTON	MA	02108
14-243-00-000	0 FOUNTAIN ST REAR	COMM OF MASS - MDC		HEADQUARTERS BLDG / 30 SOMERSET	BOSTON	MA	02108
15-001-00-000	0 FOUNTAIN ST	COMM OF MASS - MDC					

The above information is available on our records.

[Signature]

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

11/13/2020

Date

*Submitted w/
P.M. - Fabio*

39 parcels/abutters