



Case No.: _____

**Town of Ashland
Planning Department**
101 Main St.
Ashland, MA 01721
508.881.0101
ashlandmass.com/316/Zoning-Board-of-Appeals

Application to Zoning Board of Appeals

Note: Application must be complete, with a certified plot plan and all application fees to be accepted.

1. Property Information:

Street Address: 46 + 56 Fountain St
Zoning District: RA Overlay District: _____
Assessor's Map: 14 Lot: 203 (#6) Deed Book: 70927 Page: 75
209 (#46) 740 1B 243
Current Property Owner*: FABIO FRAGALE et al

2. Permit/Approval Sought:

___ Special Permit (Section 9.3) ___ Amendment to Special Permit (Section 9.3) Variance (Section 9.2.2.2)
___ Appeal of Building Inspector Decision (M.G.L. Ch. 40A) ___ Comprehensive Permit (M.G.L. Ch. 40B)
Use Type: Residential: Commercial: ___ Industrial: ___

3. Applicant Information: Owner: Tenant: ___ Prospective Purchaser/Tenant: ___

Name: FABIO FRAGALE
Address: 3 Blue Jay Lane Ashland
Phone: 5-958-7495 Email: fragalefabio@yahoo.com
Agent's Name: George Connors Esq
Agent's Address: 10 S.W. cutoff Northborough MA 01532
Agent's Phone: 5-393-6055 Agent's Email: georgeo9fconnorslaw.com
cell 5-736-6099 ✓

4. Additional Information:

Are all real estate taxes and other assessments to the Town current?: YES
Is the parcel on a scenic road?: yes
Is this an amendment to a previously issued Special Permit? (attach approved permit): no 46 = 1850
Date structure was built? (Buildings built before 1940 may need review by Historical Commission.): 90 = 1935
Is the property within 100 ft. of a wetland, within 200 ft. of a stream, or in a floodplain?: yes - see ATTACHED

5. Description of the Relief Sought: (Attach Letter of Denial of Building Permit.)

See Attached Narrative -

MINIMIZE Zoning Area Deficiencies on Pre Existing +
Non-conforming LOTS

What specific zoning bylaws is this application associated with? Section 4.1.1 DIMENSIONAL REQUIREMENTS

LOT AREAS ARE REMEDIATED + LOT FRONTAGES TABLE

EXISTING SETBACKS/SIDE/REAR YARDS PARTIALLY REMEDIATED MAX. EXISTING PRACTICABLE

SEE ATTACHED DETAILED NARRATIVE

6. Justification for why the application should be approved:

SEEKS TO RESOLVE EXISTING AREA DEFICIENCIES IN
CONCORD WITH OPTIMUM + LEAST IMPACTING SITE DEVELOPMENT
FOR 1 ADDITIONAL HOUSE LOT ON +/- 3 ACRES OF LAND
CURRENTLY HOSTING 2 HOUSES

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

MANY ABUTTING LOTS DEFICIENT IN AREA + FRONTAGE (Bellview Hts)
SOME SIDE YARD DEFICIENCIES

SEE SUBDIVISION + GIS MAPS ATTACHED

By signing below you assert this application is complete and accurate to the best of your knowledge:

Signatures:

Applicant/Agent: [Signature] 830 Applicant's Name: Geo. Connors
GF Connors

Email Address: george@gfconnors.com LAW FIRM Phone Number: 5-393-9727 / 5-755-6099

Agent's Relationship to Applicant: Att'y Firm: GF Connors CONSULTING PLLC

Owner: [Signature] Owner's Name: FABIO FRAGALE

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