



**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: 90 Concord Street

Zoning District: Residential B Overlay District: N/A

Assessor's Map: 14 Lot: 185 Deed Book: 08063 Page: 0449

Current Property Owner: Town of Ashland

Permit/Approval Sought:

Special Permit (§9.3) Special Permit Amendment/Modification Design Plan Review (§9.6)

Site Plan Review (§9.4) Site Plan Modification Scenic Road Permit (Ch. 249 §20)

Earth Removal Permit (Ch. 242 §3) Site Alteration Special Permit (§5.8)

Subdivision (Include Subdivision Application Form) Wireless Communication Facilities (§6.4)

Use Type: Residential: Commercial: Industrial: Mixed Use: Institutional

Applicant Information: Owner: Tenant: Prospective Purchaser/Tenant:

Name: Town of Ashland, Michael Herbert, Town Manager

Address: 101 Main Street, Ashland, MA 01721

Phone: 508-881-0100 Email: mherbert@ashlandmass.com

Agent's Name: Jared Gentilucci

Agent's Address: 370 Main Street, Suite 850, Worcester, MA 01608

Agent's Phone: 508-365-1032 Agent's Email: jgentilucci@nitscheng.com

Additional Information:

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

Is the parcel on a scenic road?: No Is the parcel in a flood plain?: Yes

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

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

Date structure(s) built?: 1970



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

The project is requesting relief for the requirement to submit plans on 36"x24" sheets due to the number of sheets this would result in. The project is requesting a waiver of all site fees because this is a Town project.

The project is requesting relief under the Dover Amendment to allow an electronic sign which is not permitted in the RB Zoning District in the zoning regulations (5.3.11, Item 5: No sign shall be internally lit).

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

Zoning Bylaw 5.3.11, Item 5

Special Permit Required for Disturbing Steep Slopes

Benefits of Project:

The project will replace an existing school building and will provide several benefits such as better site circulation, an improved stormwater management system, geothermal wells for building heating and cooling, a more energy efficient building, and a LEED certified building.

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

The existing site is located in the Residential B Zoning District and the use is institutional (elementary school). There are no existing non-conformities on the site.

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: [Signature] Applicant's Name: Jared Gentilucai

Agent's Relationship to Applicant: Civil Engineer Firm: Nitsch Engineering

Owner: [Signature] Owner's Name: Michael Herbert

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

