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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: 43 Cutler Drive

Zoning District: R/A Overlay District: _____

Assessor's Map: 10 Lot: 46 Deed Book: 54846 Page: 0486

Current Property Owner: Kenneth and Katherine Cooper

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: Katherine Cooper

Address: 43 Cutler Drive

Phone: (508) 740-8153 Email: kathycooper0707@gmail.com

Agent's Name: _____

Agent's Address: _____

Agent's Phone: _____ Agent's Email: _____

Additional Information:

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

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

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

Is this an amendment to a previously issued Special Permit? (attach approved permit): _____

Date structure(s) built?: _____



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

Please see attached

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

Benefits of Project:

Please see attached

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

Please see attached

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: _____ Applicant's Name: K

Agent's Relationship to Applicant: _____ Firm: _____

Owner: Katherine Cooper Owner's Name: KATHERINE COOPER

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



Town of Ashland
Planning Department
101 Main Street
Ashland, MA 01721

Katherine Cooper
43 Cutler Drive
Ashland, MA 01721

RE: Narrative to Application for Planning Board Approval/Permit

Description of Relief Sought

Approval for operating a small, dog grooming parlor at 43 Cutler Drive, Ashland. Resident/family owned and operated. 7 x 10 foot space (approximately) with a tub and table adjacent to existing downstairs bathroom at the back of the house. One cut in the shared wall for one tub. One dog groomed at a time - usually takes around 1 ½ hours per dog for a full groom. Five dogs per day with the possibility of up to 8 as nail trims and baths take less time. Three to five days per week. NO weekends. Start 8:00 a.m., finishing 4:00 p.m. Dogs will not be seen except in the driveway between car and breezeway - most often carried. NO dog off leash or unattended. ALL dogs licensed and vaccinated. NO dog waste on property. Cutler Drive has two accesses making an additional car three times a day hardly noticeable as there are more than one way to enter and exit.

Benefits of Project:

To create much needed additional income for owners. This is a stepping stone project, eventually moving off property to a more convenient location. Right now it is an essential income producer to support the family at 43 Cutler Drive. Dog grooming has been a 9 year career choice for daughter with help from mother, father and sister. The business location that daughter was working at (home based in Natick) is shutting down in August. We have faith that Ashland will support this family's efforts to remain solvent during these difficult times. We have raised five children in this home, faithful Ashland residents for 30 years.

Existing use and condition of the property and surrounding neighborhood:

Residential single family home. Four bedrooms, 2 baths. Lot is approximately .62 acre. Abuts woods owned by Ashland in back of property (a buffer between two properties). Two owners and a daughter in residence. In the past there have been several dogs living at '43' but not for a few years now. Just cats - two from Baypath Humane Society and one acquired from a deceased Cutler Dr neighbor as a final request. The driveway has parking for 6 cars so *no* on street parking for non-residents is necessary.

July 12, 2021

To The Planning Board
43 Cutler Drive
Kenneth H. and Katherine L. Cooper
Abutters To Map 10 Parcel 46

PARCEL ID	PARCEL ADDRESS	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
10-005-00-000	11 ENSLIN CIRCLE	MOHAN KARTHIK	PATURU LAVANYA	11 ENSLIN CIRCLE	ASHLAND	MA	01721
10-006-00-000	7 ENSLIN CIRCLE	HORNING JOHN L	SAMANTHA J HORNING	7 ENSLIN CIRCLE	ASHLAND	MA	01721
10-007-00-000	27 ALBERT RAY DR	COX TIMOTHY R	PANDA MARY E	27 ALBERT RAY DR	ASHLAND	MA	01721
10-008-00-000	23 ALBERT RAY DR	SMART JEFFREY E	ANGELA R SMART	23 ALBERT RAY DR	ASHLAND	MA	01721
10-010-00-000	56 CUTLER DR	NEAL SEAN	DEANA NEAL	56 CUTLER DR	ASHLAND	MA	01721
10-011-00-000	52 CUTLER DR	AARDEN RUDY & BERNARDA J	TRUSTEES AARDEN FAMILY 2013 REALTY	17 HOWARD ST	MILFORD	MA	01757
10-012-00-000	46 CUTLER DR	ELLIS JAMES M	JUDITH A ELLIS	46 CUTLER DR	ASHLAND	MA	01721
10-013-00-000	42 CUTLER DR	HARTNETT HELEN M		42 CUTLER DR	ASHLAND	MA	01721
10-014-00-000	40 CUTLER DR	DOS SANTOS MARCIO SOARES	SANTOS LUCINEIA M DE PAULA	40 CUTLER DR	ASHLAND	MA	01721
10-015-00-000	36 CUTLER DR	MIRANDA LUIS R	MOJUNA MARION D	36 CUTLER DR	ASHLAND	MA	01721
10-016-00-000	0 CUTLER DR	MIRANDA LUIS R	MOJUNA MARION D	36 CUTLER DR	ASHLAND	MA	01721
10-017-00-000	30 CUTLER DR	KURRISS DAVID A	LAURA C KURRISS	30 CUTLER DR	ASHLAND	MA	01721
10-041-00-000	21 CUTLER DR	RENNER JOHN ERIC	N/O GIATA ORNELA & LEVIN ADAM	25 CUTLER DR	ASHLAND	MA	01721
10-042-00-000	25 CUTLER DR	DYER BRUCE & LYNNE	GREG C MCALLISTER	31 CUTLER DR	ASHLAND	MA	01721
10-043-00-000	31 CUTLER DR	MCALLISTER NATALIE M	IMANDI VEERA VENKATA SATYA	37 CUTLER DR	ASHLAND	MA	01721
10-044-00-000	37 CUTLER DR	BODDU MEGHANA	C/O WILLIAM BELL	178 CONCORD ST	ASHLAND	MA	01721
10-045-00-000	0 FOUNTAIN ST REAR	BELL MURIEL	N/O FERREIRA RODRIGO & DE ALBUQUERQUE K	47 CUTLER DR	ASHLAND	MA	01721
10-047-00-000	47 CUTLER DR	DEANGEUS CHARLES L & EDITH M	ROBERT C ARAUJO TR JOHN AND CATH	51 CUTLER DR	ASHLAND	MA	01721
10-048-00-000	51 CUTLER DR	ARAUIJO JOHN & CATHERINE		12028 AMBASSADOR DR	WESTBOROUGH	MA	01581
10-049-00-000	55 CUTLER DR	MELANSON SUZANNE	TRUSTEES OF THE MAZZARO FAMILY TRUST	192 FOUNTAIN ST	ASHLAND	MA	01721
10-050-00-000	192 FOUNTAIN ST	MAZZARO VICTOR J & ANNIE NANCY		PO BOX 334	ASHLAND	MA	01721
10-051-00-000	188 FOUNTAIN ST	LEE BERNADETTE M	PEARSON ALICE C	51 TURNER RD	HOLLISTON	MA	01746
10-052-00-000	184 FOUNTAIN ST	SMITH JANICE A & WALTER	CELINA I SOUZA	182 FOUNTAIN ST	ASHLAND	MA	01721
10-053-00-000	182 FOUNTAIN ST	SOUZA MARCOS		176 FOUNTAIN ST	ASHLAND	MA	01721
10-054-00-000	176 FOUNTAIN ST	CHMIELINSKI DENISE F	SNOW JENNIFER	172 FOUNTAIN ST	ASHLAND	MA	01721
10-055-00-000	172 FOUNTAIN ST	MCKAUGHAN CHRISTOPHER	BOWLES ERIN J	166 FOUNTAIN ST	ASHLAND	MA	01721
10-056-00-000	166 FOUNTAIN ST	PEASE SAMUELA		171 FOUNTAIN ST	ASHLAND	MA	01721
10-061-00-000	173 FOUNTAIN ST	HAGAN FRANCES L		183 FOUNTAIN ST	ASHLAND	MA	01721
10-062-00-000	183 FOUNTAIN ST	PEPE LINDA A		189 FOUNTAIN ST	ASHLAND	MA	01721
10-063-00-000	189 FOUNTAIN ST	LI POUR			ASHLAND	MA	01721

The above reflects the latest information available on our records.


 Richard E. Bail, MA
 Director of Assessing

Date 7/12/21



RESIDENTIAL PROPERTY RECORD CARD 2022

ASHLAND

Situs : 43 CUTLER DR

Parcel Id: 01/4/010.0-0046-0000.0

Class: SINGLE FAMILY RESIDENCE

Card: 1 of 1

Printed: July 1, 2021

Dwelling Information

Style	Capacod	Year Built	1963
Story height	1.75	Eft Year Built	1975
Attic	No	Roof	GABLE
Exterior Walls	Brck	Foundation	CONCRETE
Masonry Trim		SFLA	2002

Basement

Basement	Full	# Car Bsmt Gar	
Bsmt Area	1144	Bsmt Grade	
Fin Bsmt Area		Fin Bsmt Grade	

BSMT Recrm Area:

Fireplaces

Heating/AC Hot Water

Fireplaces 1

Fuel Type Oil

Room Detail

Bedrooms	3	Full Baths	2
Total Rooms	6	Half Baths	0
Custom Feat 1	-	Extra Fixtures	0
Custom Feat 2	-	Kitchen Quality	SEMI-MODERN
# of Custom Feat 2	-	Bath Quality	SEMI-MODERN

Adjustments

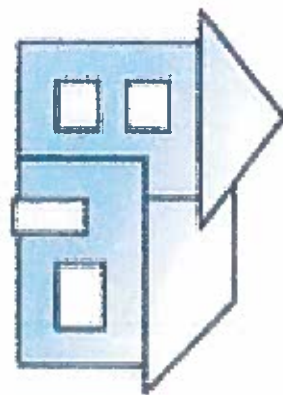
Int vs Ext	Average	Unfinished Area	
		Occupancy	1

Grade & Depreciation

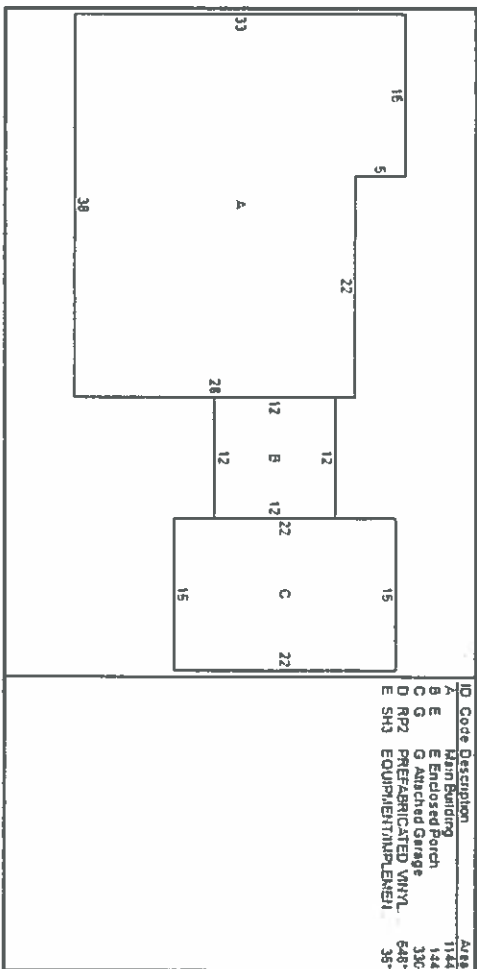
Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete	100	RCNILD	177930

Bwelling Computations

% Good	59	Economic	
% Good Override		% Complete	100
Functional		CAD Factor	



Sorry, no photo available for this record



Permits

Num	Date	ID	Amount	Type	Description	% Complete	Open/Closed	Inspection	Completed	Fee
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RESIDENTIAL PROPERTY RECORD CARD 2022

ASHLAND

Site : 43 CUTLER DR

Map ID: 014/010.0-0046-0000.0

Map: 010.0 Block: 0046 Lot: 0000.0

Card: 1 of 1

Printed: July 1, 2021

CURRENT OWNER

COOPER KENNETH H
KATHERINE L COOPER
43 CUTLER DR
ASHLAND MA 01721

GENERAL INFORMATION

Tax Class	NBHD	404.01	Price	1	Road Type	TWO-WAY
Class	101		Sale Date	06/18/10	Road Condition	PAVED
Calcd	.6186		Type	Land & Bldgs	Traffic	MEDIUM
Acres			Validity	No-Family	Water	PUBLIC SYS
			Grantor	COOPER KENNETH H	Sewer	SEWER
			Book/Page	54846 / 0486		

Land Information

Seg Type	Code	NBHD	Zone	Method	Sq Ft	Acres	Infl Fact	Infl %	Value	Supp?	Class
1	P	101	404.01	R1	S	26857	.6166		226,486	N	R

Assessment Information

Current Land	226,500	226,500	0	0	212,100
Current Building	212,100	212,100	0	0	212,100
Current Total	438,600	438,600	0	0	212,100
Current Net Assessment	438,600				
Prior Year Land	226,500	226,500	0	0	0
Prior Year Building	212,100	212,100	0	0	212,100
Prior Year Total	438,600	438,600	0	0	212,100
Prior Year Net Assessment	438,600				

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Bkt	Grade	Condition	Value
Pool-Prefa	648 x 1		648	1	1975	C	5	7,470
Shed	36 x 1		36	1	1963	D	5	

Entrance Information

Date	ID	Entry Code	Source
16-JAN-18	REB	Exitor-Only	Owner-Spouse
04-APR-08	REB	Exitor-Only	Owner-Spouse
04-APR-08	REB	Exitor-Only	Owner-Spouse
29-JUL-96	JOE	Complete-Ins	Owner-Spouse