



**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: 100-130 Chestnut Street

Zoning District: WMUSD Overlay District: _____

Assessor's Map: 21 Lot: Block 1 Deed Book: 34995 Page: 409
71711 311, 342

Current Property Owner: Bellingham Residential #2 Realty, LLC
Ashland Chestnut Realty, LLC

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: Bellingham Residential #2 Realty, LLC

Address: 120 Quarry Drive Milford, MA 01757

Phone: 508-881-1600 Email: rterill@fafard.org

Agent's Name: Jeffrey J. Stefanik, P.L.S.

Agent's Address: Guerriere & Halnon, Inc. PO Box 235 Milford, MA 01757

Agent's Phone: 508-473-6630 Agent's Email: jstefanik@gandhengineering.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?: No

Is the parcel within 100 feet of a wetland or 200 feet of a river: No

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

Date structure(s) built?: 2010 +/-



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.)

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: Jeffrey J Stefanik, PLS

Applicant's contracted
Professional Land

Agent's Relationship to Applicant: Surveyor Firm: Guerriere & Halnon, Inc.

Owner:  Owner's Name: Bellingham Residential #2 Realty, LLC
Ashland Chestnut Realty, LLC

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): _____

Number of Lots Proposed: _____ Total Acreage: _____ Total Open Space: _____

Linear Feet of Proposed/Modified Road: _____

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

Will the development be any of the following?: N/A

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

Cluster Development (See Ch.282 §7.3): _____

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

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

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

Additional Considerations: N/A

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

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

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

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

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

Additional Parties: N/A

Engineer: _____ Phone: _____ Email: _____

Architect: _____ Phone: _____ Email: _____

Landscape Architect: _____ Phone: _____ Email: _____

Attorney: _____ Phone: _____ Email: _____



Approval Not Required Application Supplemental Form (Form A):

The applicant wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The applicant believes that such approval is not required for the following reasons: (Circle as appropriate.)

1. The accompanying plan is not a subdivision because - plan does not show a division of land.
2. The division of the tract of land shown on the accompanying plan is not a subdivision because every lot is shown on the plan has frontage of at least such distance as is presently required by the Code, Town of Ashland, Chapter 282 [Zoning] under Section _____ which requires _____ feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

- a. a public way, or way which the Town Clerk certifies is maintained and used as a public way, namely:
_____, or
- b. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely:
_____ on _____, and subject to the following conditions:

or,
a private way in existence on _____, the date when the Subdivision Control Law became effective in the Town of Ashland having, in the opinion of the Planning Board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

3. The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance/other instrument, namely ^{Line Adjustment of Lot A &} ~~Parcel B~~ _____ which adds to/takes away from/changes the size and shape of, lots in such a manner so that no lot affected is left without frontage as required by the Code Town of Ashland, Chapter 282 [Zoning], Section 8.6.6, which requires 150 feet.

4. The division of the tract of land shown on the accompanying plan is not a subdivision because two (2) or more buildings, specifically _____ buildings were standing on the plan prior to _____, the date when the Subdivision Control Law went into effect in the Town of Ashland and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows:

5. Other reasons or comment: (See M.G.L., Chapter 41, Section 81-L)

FRE BUILDING CO., INC.

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT
8-10-21	81021	CHESTNUT ST. FILING FEE	250.00
			.00
			250.00

CHECK DATE	CHECK NUMBER	TOTAL >	250.00	.00	250.00
8-10-21	130934				

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

FRE BUILDING CO., INC.
 120 QUARRY DRIVE
 MILFORD MA 01757
 508-881-1600

Sanlander Bank
 Holliston Branch
 Holliston, MA 01746

60-7269/2313 **130934**

DATE 08/10/2021

Pay:*****Two hundred fifty dollars and no cents \$ ****250.00

TO THE ORDER OF
 TOWN OF ASHLAND
 101 MAIN STREET
 ASHLAND, MA 01721

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

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BELLINGHAM RESIDENTIAL #2 REALTY LLC

MUNICIPALITY: ASHLAND

100 CHESTNUT ST

LUC: 316

PARCEL YEAR: 2022

Property Information

Property Location: 100 CHESTNUT ST
 Class: C-COMMERCIAL
 Use Code (LUC): 316-STORAGE, WAREHOUSES AND DISTRIBUTION
 District: MA014 - ASHLAND
 Deeded Acres: 3.0500
 Square Feet: 132,858

Owner

Owner	Co-Owner	City	Address	State	Zip Code	Deed Book/Page
BELLINGHAM RESIDENTIAL #2 REALTY LLC -		MILFORD	120 QUARRY DR	MA	01757	55310/0280

Sales

Sale Date (D/M/Y)	Book/Page	Sale Price	Grantee:	Grantor:
03-09-2010	55310-0280	\$100	BELLINGHAM RESIDENTIAL #2 REALTY LLC	ASHLAND CHESTNUT RLTY LLC

Owner History

1 of 15

Tax Year: 2022
 Owner: BELLINGHAM RESIDENTIAL #2 REALTY LLC
 Co-Owner:
 City: MILFORD
 Address: 120 QUARRY DR
 State: MA
 Zip Code: 01757
 Deed Book/Page: 55310/0280

Land

Land Line #	Land Type	Land Code	Class	Square Feet	Acres	Suppressed	CH61B %	Infl %	Infl Reason	Infl 1 %	Infl 2 Reason	Base Rate	Chap Market Value	Assessed Value
1	S-SQUARE FOOT P-PRIMARY		316-STORAGE, WAREHOUSES AND DISTRIBUTION	30,056	.69	N						11	320,190	
3	S-SQUARE FOOT P-PRIMARY		316-STORAGE, WAREHOUSES AND DISTRIBUTION	30,056	.69	N						11	320,190	
4	A-ACREAGE	R-RESIDUAL	316-STORAGE, WAREHOUSES AND DISTRIBUTION	72,745	1.67	N						34,726	34,726	
Total:													0	675,106