



November 24, 2021

Peter Matchak – Town Planner  
Town of Ashland  
Town Hall  
101 Main Street  
Ashland, MA 01721

**Re: 311 Pleasant St –Parking Lot Canopy Solar Installation Project  
Zoning Board of Appeals**

Dear Mr. Matchak and Members of the Board:

CLC Design, on behalf of the applicant NextGrid, Inc., presents the Parking Lot Canopy Solar Installation Project proposed at 311 Pleasant St in Ashland, MA.

**Existing Site Summary:** The current property at 311 Pleasant St falls within the Residence B, and totals 1.91 acres. The site is comprised of one (1) building totaling approximately 5,950 sf. In addition, the site has an existing bituminous concrete parking lot, with a total 100 spaces. All existing and proposed structures are within the Residential District. In addition, there are bordering vegetated wetlands located within the parcel on the northern edge of the site and there is a perennial stream (Sudbury River) within the northern portion of the parcel. Finally, the project falls within the Zone AE flood-zone with an approximate flood-zone elevation of 196.0.

**Project Summary:** The proposed project includes the installation of three (3) solar canopies within the existing parking lot area. The project proposes a total of 393 panels. The applicant also is proposing a new electrical service, including a concrete equipment pad with utility enclosures.

The applicant is submitting this project for Zoning Board of Appeals review for a Special Permit in accordance with Section 3.3.2.A to extend the existing non-conforming use (Private Non-profit Club in a Residential Zone) as the work falls within a residence B district, and a Special Permit for construction in the Town of Ashland's Floodplain Overlay District.

The proposed solar panels and parking lot canopies will be leased to the Owner and after the useful life (20-25 years) will be disassembled and removed by the applicant. In addition, the proposed parking lot canopies have no proposed lighting.

**Parking & Traffic Summary:** The proposed project has been designed to have no impact to the existing parking counts onsite. The proposed footings have been located to minimize impact to existing traffic patterns, including deliveries and fire department access. In addition, there are no new uses and or buildings added as part of this project so there will be no impact to traffic counts.

**Drainage Summary:** The existing stormwater flows overland from Pleasant St and flows through the site towards a low point in the rear of the property, and ultimately to the existing wetland resource area, as

it currently flows today. The proposed project adds no new impervious area, as the proposed canopies are all located within the bituminous concrete parking lot, and the panels are mounted on a track system in lieu of roof decking, so water flows through the canopy. The drainage pattern will not change.

It is anticipated that the project will take approximately 2-months for installation, once steel fabrication is completed. The applicant anticipates starting construction as soon as possible, following project approval.

As noted, this project requires a special permit, for a non-conforming use in a residential district. In accordance with, Section 9.3.2 of the Ashland Zoning Bylaws "Special Permit Criteria", we are providing the following justification statement:

1. community needs which are served by proposal;
  - a. ***The proposed project is part the MA SMART program which was approved by the State Legislator to make MA energy independent and reduce reliance on Fossil Fuels. This project serves that purpose. Through this project residents of Ashland can receive community solar discounts on their power bills. The Town of Ashland is a Green Community as of 2012 and receives state grant funding as such. The program encourages increased solar development. Lastly this project will provide short term jobs and an increase in spending during the construction period.***
2. Traffic flow and safety, including parking and loading;
  - a. ***The proposed project has no impact to traffic flow and safety as the installation of the canopy adds no new uses to the site and results in no loss of parking, and no additional traffic.***
3. Adequacy of utilities and other public services;
  - a. ***The proposed project has no impact on public services and requires no new public utilities.***
4. Neighborhood character and social structures;
  - a. ***The proposed project is located in a Residential district, with a School, MBTA station and commercial buildings in close proximity to the proposed project site. The existing building will remain and there will be no change to the character of the building. The proposed solar canopies have been sited behind the existing building, where there is an existing vegetative buffer on the east, west and north property line. These vegetative buffers will limit visibility to abutters which will minimize the impact to the character of the area.***
5. Impacts on the natural environment; and
  - a. ***There is no new additional impervious area created by the proposed project as the solar canopies are being installed within existing impervious area***

***footprints. In addition, there is no proposed vegetation removal resulting in no impacts to the natural environment.***

6. Potential fiscal impact, including impact on town services, tax base, and employment.
  - a. ***The proposed project will have no impact on Town services as there is no new utility services proposed as part of the project. There may be short-term jobs available as part of the installation, however no long-term employment will be impacted as there are no new buildings and or uses proposed as part of this project.***

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,

CLC Design



Nathan A. Collins, P.E.  
Principal

cc: Daniel Serber - NextGrid

Attachments:

1. Town of Ashland Zoning Board of Appeals Application

Enclosures

1. Plans entitled "311 Pleasant St Canopy Solar Installation Project" dated 9-17-21.



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: 311 Pleasant St

Zoning District: Residential B Overlay District: Flood Plan Overlay

Assessor's Map: 13 Lot: 52 Deed Book: 09873 Page: 0472

Richard H. Smith, President - Ashland Memorial Associates

Current Property Owner\*: 311 Pleasant St, Ashland, MA 01721

### **2. Permit/Approval Sought:**

     Special Permit (Section 9.3)   X   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:   X   Industrial:     

### **3. Applicant Information:** Owner:   X   Tenant:      Prospective Purchaser/Tenant:

Name: NextGrid, Inc.

Address: PO Box 7775 #3069, San Francisco, CA 94120

Phone: 559-731-4645 Email: daniel@nextgrid.com

Agent's Name: Nathan A. Collins, P.E. - CLC Design

Agent's Address: 23 Deer Hollow Rd, Forestdale, MA 02644

Agent's Phone: 774-269-1861 Agent's Email: ncollins@clcdes.com

### **4. Additional Information:**

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

Is the parcel on a scenic road?:   N  

Is this an amendment to a previously issued Special Permit? (attach approved permit):   Y   (old permit not found)

Date structure was built? (Buildings built before 1940 may need review by Historical Commission.): 1950's

Is the property within 100 ft. of a wetland, within 200 ft. of a stream, or in a floodplain?:   Y

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

See attached

What specific zoning bylaws is this application associated with?: See attached

**6. Justification for why the application should be approved:**

See attached

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

See attached


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

**Signatures:**

Applicant/Agent: Daniel Serber Applicant's Name: Daniel Serber: NextGrid Inc

Email Address: daniel@nextgrid Phone Number: 559-731-4645

Agent's Relationship to Applicant: Sub-contractor Firm: CLC Design

Owner:  Owner's Name: Richard H. Smith: Ashland Memorial Associates

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