



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: 225 Pond Street, Ashland, MA 01721

Zoning District: Highway Commerce (HC) Overlay District: Pond Street Mixed Used Overlay District

Assessor's Map: 26 Lot: 3 Deed Book: 60871 Page: 0575

Current Property Owner*: Gazard 225 Pond Street, LLC

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: McDonald's USA, LLC (c/o Bohler)

Address: 110 N Carpenter Street, Chicago, IL 60607

Phone: 630-624-3835 Email: Brian.Sheedy@us.mcd.com

Agent's Name: Dan Allen (Bohler)

Agent's Address: 352 Turnpike Road, Southborough, MA 01772

Agent's Phone: (508) 480-9900 Agent's Email: cennis@bohlereng.com

4. Additional Information:

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

Is the parcel on a scenic road?: No

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

Date structure was built? (Buildings built before 1940 may need review by Historical Commission.): 1987

Is the property within 100 ft. of a wetland, within 200 ft. of a stream, or in a floodplain?: No

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

McDonald's is seeking a Zoning Board of Appeals Special Permit for the expansion of the existing drive-thru use and the proposed digital drive-thru features. McDonald's is proposing to reconfigure the existing single lane single order point drive-thru with a side-by-side configuration consisting of two (2) lanes, two (2) order points, two (2) digital menu boards and two (2) digital pre-browse boards.

Please refer to Cover Letter for additional details.

What specific zoning bylaws is this application associated with?: _____

Section 3.1.2 - Special Permit: Board of Appeals - Expansion of drive-through use

Section 5.3.6 - Illumination Standards

6. Justification for why the application should be approved:

Please refer to Cover Letter

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

The existing use of the property is a McDonald's Restaurant with drive-thru. The property is bound by Pond Street to the East, Nickerson Road to the South, commercial use to the West, and residential use to the North. Please refer to Cover Letter for additional details.


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

Signatures:

Applicant (Agent):  Applicant's Name: Dan Allen (Bohler)

Email Address: cennis@bohlereng.com Phone Number: (508) 480-9900

Agent's Relationship to Applicant: Engineer Firm: Bohler

Owner:  Owner's Name: Gazard 225 Pond Street, LLC (c/o Bohler)

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