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ASHLAND, MA  
2022 MAR 22 AM 10:21

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 40 Summer Street  
 Zoning District A00 Overlay District C  
 Assessor's Map: 14 Lot 349 Deed Book 67281 Page 106  
 Current Property Owner Ashland Veterans Post 77 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 Adell Thomas Jr. Mad Hatter LLC dba Upperkuts Boxing  
 Address 40 Summer Street Ashland MA 01721  
 Phone: 774 444 6220 Email: Aje@upperkutsboxing.com  
 Agent's Name: Stacey Greenberg  
 Agent's Address 21 Main Street Ashland MA 01721  
 Agent's Phone: 508 641 1222 Agent's Email: stacey@outrealtyma.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? 1995



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

Changing use to indoor recreational <sup>commercial</sup> use.

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

8.5 ADD 9.4 Site Plan Review

**Benefits of Project:**

Business is relocating from Main Street in Ashland to this new location which is a larger building to accommodate a growing business

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

Property is in good condition. Neighborhood consists of commercial and mixed use properties. Prior use was a American Legion club and function facility.

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:**

X Applicant/Agent: [Signature] X Applicant's Name: Adam Thomas

Agent's Relationship to Applicant: Consultant Firm: OAK Realty

Ashland Veterans Dist 77 LLC

Owner: Francis Yeackley, owner Owner's Name: Francis Yeackley

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





40 Summer Street, Ashland, MA 01721

[aj@upperkutsboxing.com](mailto:aj@upperkutsboxing.com); [www.upperkutsboxing.com](http://www.upperkutsboxing.com) (833)-587-8269

### **"A NEW BEGINNING"**

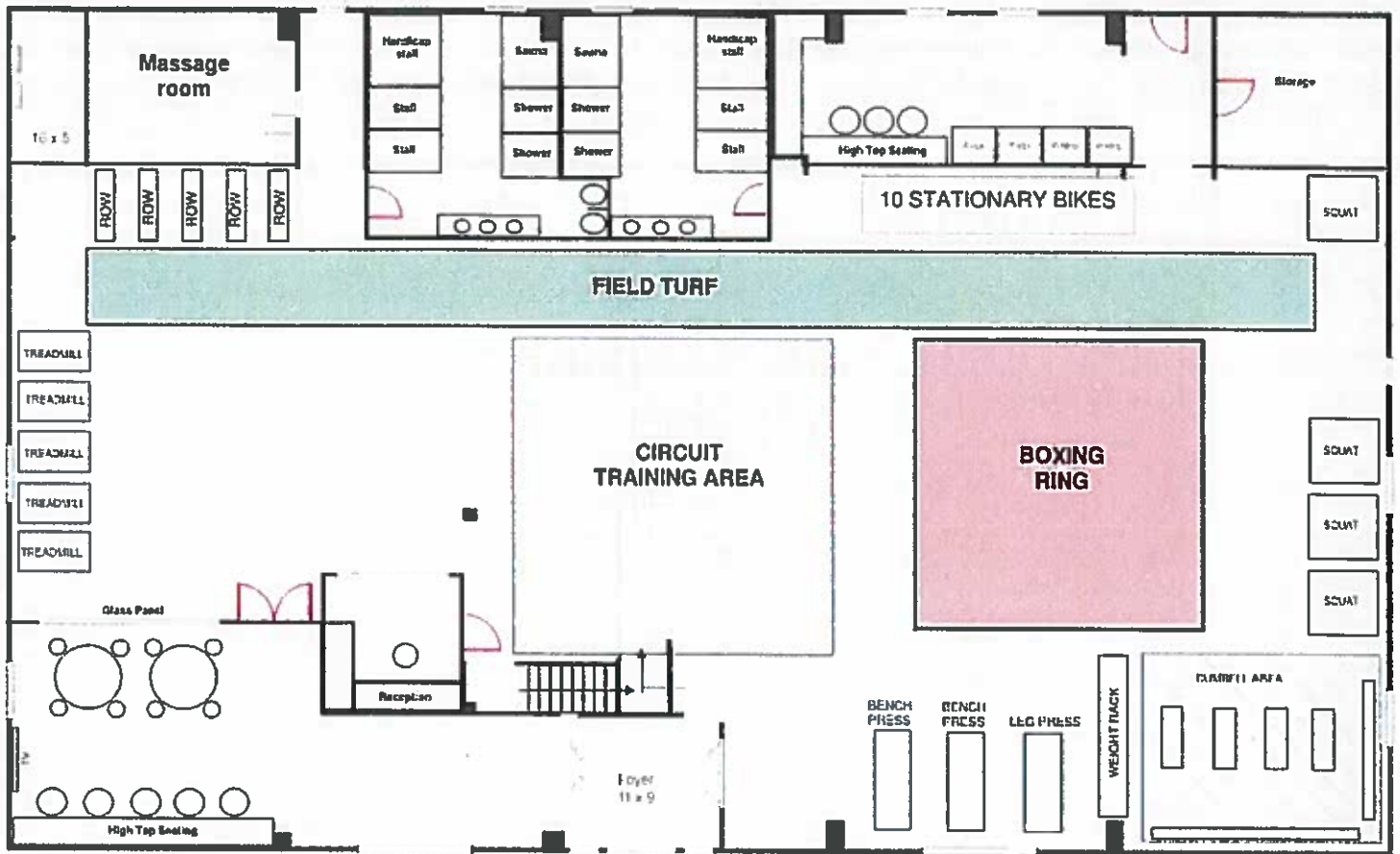
UpperKuts Boxing Club is a boxing and personal training facility. We provide training for all fitness levels — from beginners to professional athletes. UpperKuts Boxing Club has been in Ashland since 2014 at 30 Main Street and is now moving to 40 Summer Street remaining in the downtown area.

UpperKuts Boxing Club is a family friendly, clean, fun, and exciting environment. UpperKuts Boxing Club offers result driven workouts and specializes in the art of boxing and functional training. Classes are structured to communicate proper fundamentals teaching how to maximize each individual mental and physical capabilities. Our goal is to give anyone who walks through our door **"A NEW BEGINNING"**.

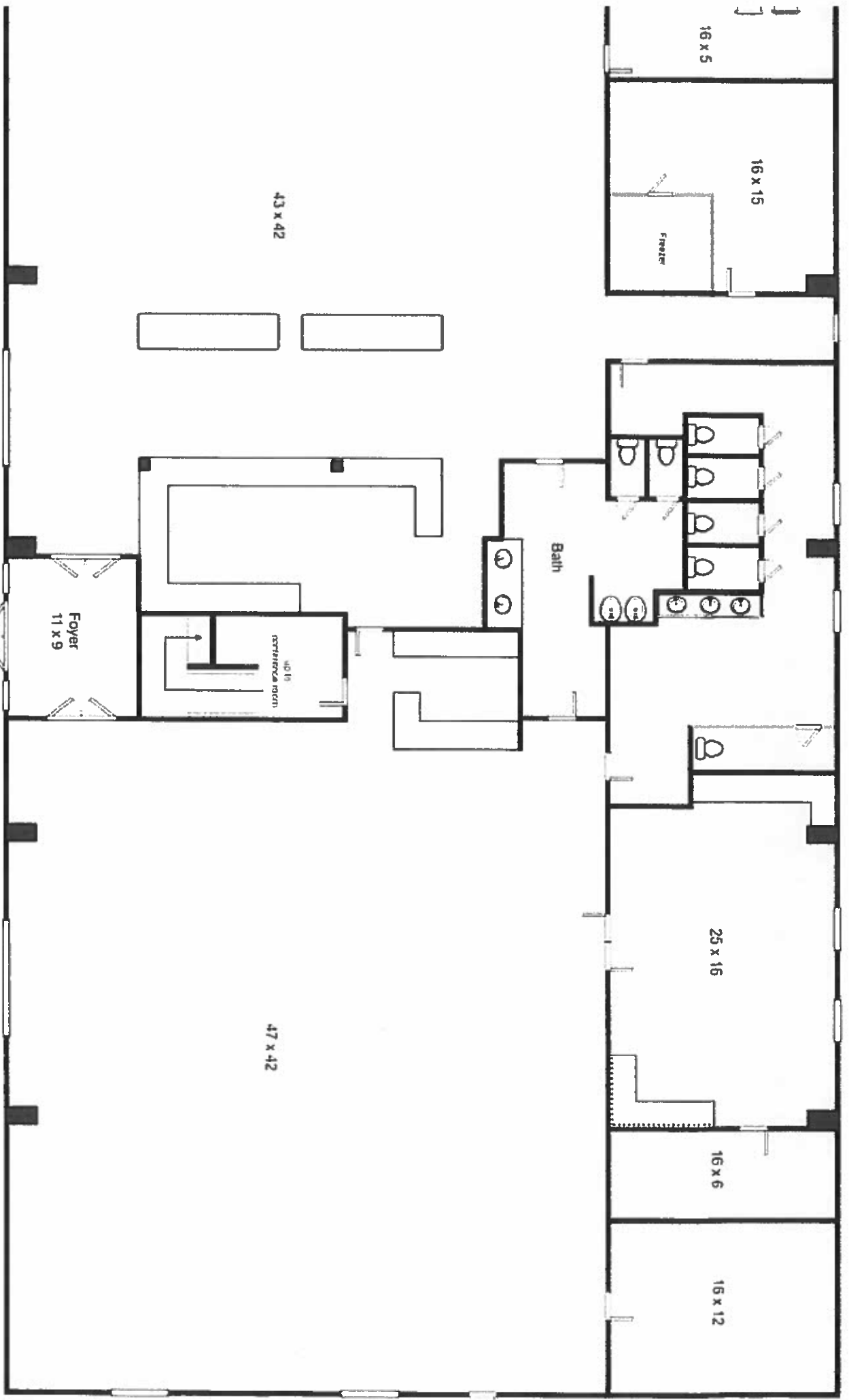
It is our priority that the facility is safe, comfortable and has a friendly and positive atmosphere. Positive energy and healthy culture are what we stand for. Our staff have many years of experience as both competitors and personal trainers.

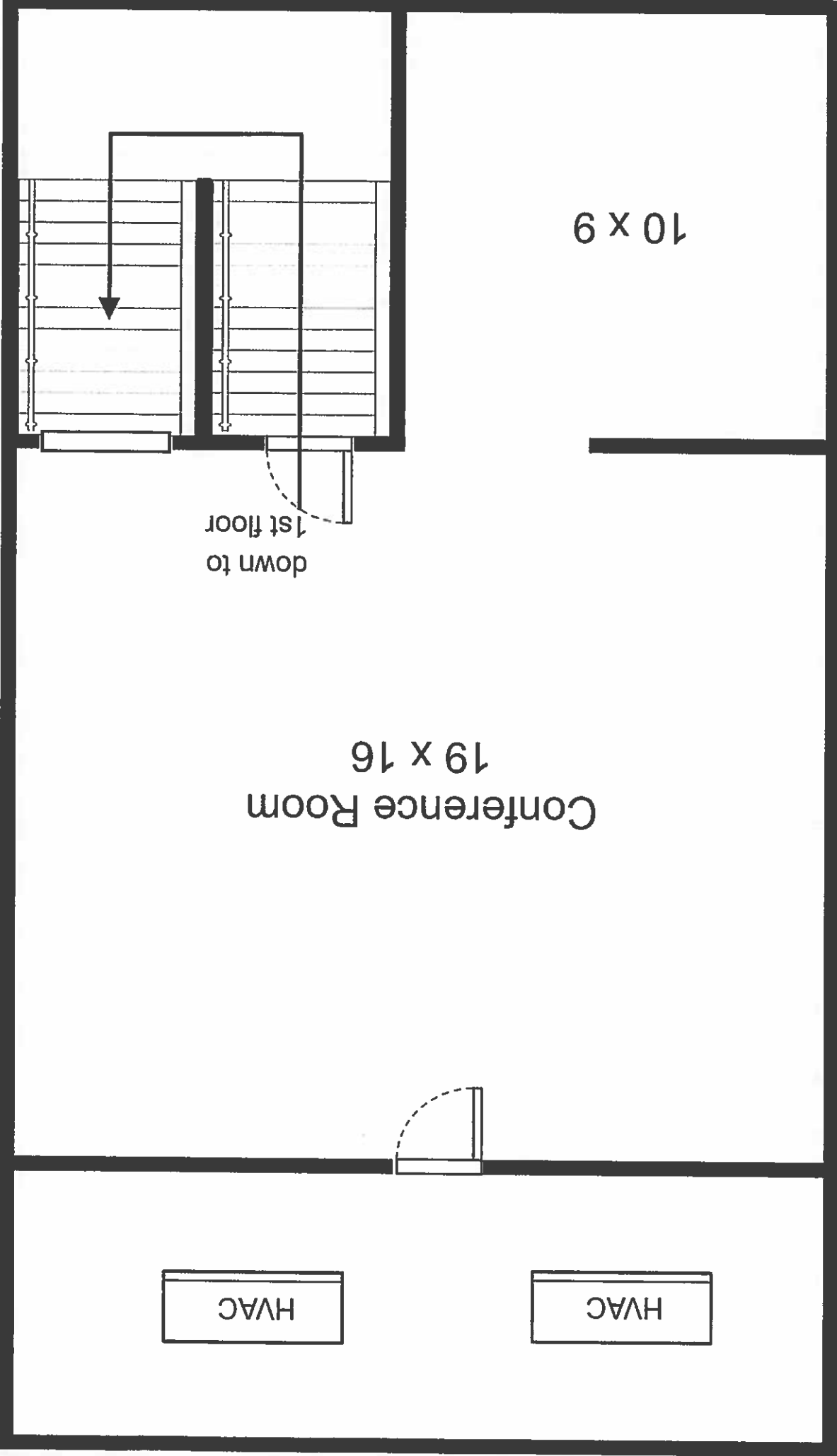
We are looking for a new place to call home in downtown Ashland. This new location at 40 Summer Street will be a tremendous asset to our growth as we plan to bring boxing and personal training to a higher level here in Ashland by expanding our footprint to offer additional classes. We plan to host boxing events which will bring people from a wide geographic area to the area. It will also help unite varied cultures right here in town.

People say we are a hidden gem. Our new location means we won't be hidden any longer. This new location means more people will have an opportunity for **"A NEW BEGINNING"**.



~~Existing~~ Existing Floor Plan





Conference Room  
19 x 16

10 x 9

HVAC

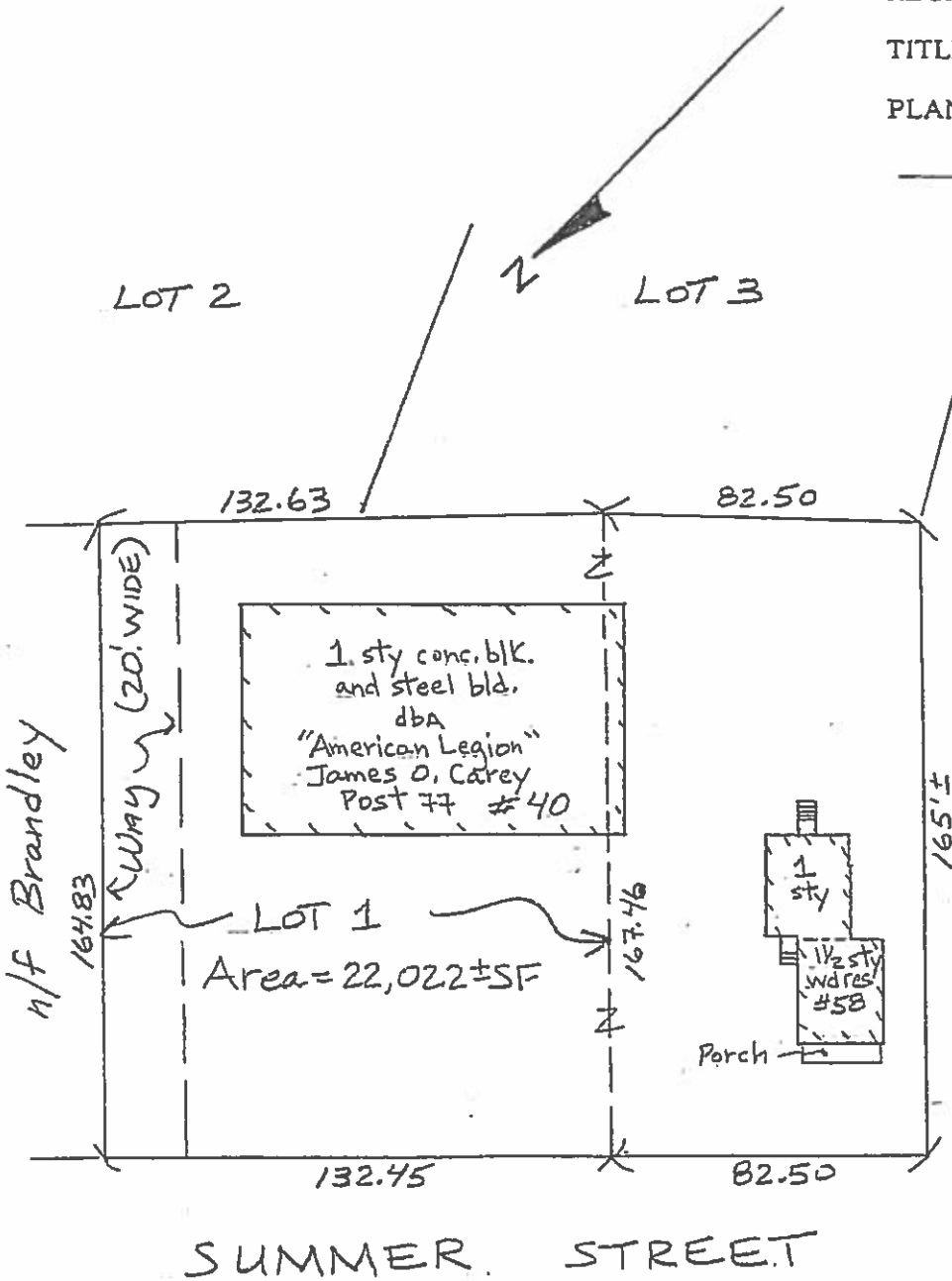
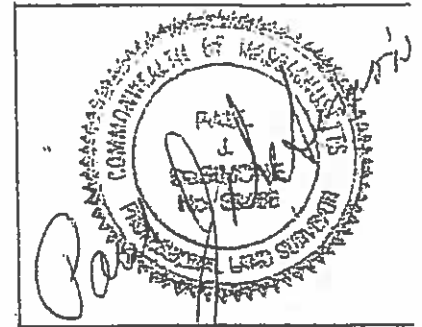
HVAC

down to  
1st floor

REGISTRY: Middlesex South

TITLE REFERENCE: BK15294 Pg 298

PLAN REFERENCE: Plan 235 of 1956



Note:  
 These structures are located on lots under the same ownership. There is an existing lot line as shown on Plan 235 of 1956. Neither lot can be sold separately unless the portion of the structure show on the lot line was removed. This information would need to be verified by an instrument survey.

This plan was not prepared from an instrument survey. Offsets and distances shown should not be used to establish property lines.

I certify that the structure S shown on this Plan were in conformance with zoning setbacks in effect at the time of construction. \* see note

I certify that the parcel shown is NOT located within a flood hazard area as depicted on HUD Flood Insurance Rate Maps for Community No: 250179

**MORTGAGE INSPECTION PLAN**

LOCATION 40 and 58 Summer Street  
Ashland, MA.

SCALE: 1" = 50' DATE: 1-15-2020

CERTIFIED TO:

Law Office of Alan Segal

CAMERON BROTHERS

P.O. Box 621 Medford, MA. (781)572-0183

Job No.





Situs : 40 SUMMER ST

Parcel Id: 014/014.0-0349-0000.0

Class: FUNCTION HALLS, COMMUNITY C

Card: 1 of 1

Printed: March 14, 2022

**Building Information**

**Building Cost Detail**

Year Built/EIF: 1995 / 1995	Total Gross Building Area	6,000
Building #: 1	Replaces, Cost New Less Depr	462,540
Structure Code: 367 / 00	Percent Complete	100
Story Height: 1	Number of Identical Units	1
Story Height: 1		
Bldg Class: D		
Bldg Cost: 462540	Final Building Value	462,540
Grade: C	Value per SF	\$77.09
Identical Units: 1		
Total Units: 1		
Improvement Name:		

**Interior/Exterior Information**

Line	Use Type	Level From - To	Area	Cost Value
1	Fraternity House	01 - 01	6,000	462540

**Interior/Exterior Valuation Detail**

Line	Area	Use Type	%Good	%Complete	Use Value/R/C/N/L/D
1	6000	120	82		462540
Total:					462,540

Property Photos

**Outbuilding Data**

Line Descr	YrBlt	Type	Meas1	Meas2	Qty	Area	Gra	Con	Value
1 Paving-Low	1895	S	5000	1	1	5000	C	5	8230

Total: 8,230



**COMMERCIAL PROPERTY RECORD CARD**

2022

ASHLAND

Status : 40 SUMMER ST

Parcel Id: 014/014.0-0349-0000.0

Class: FUNCTION HALLS, COMMUNITY C

Card: 1 of 1

Printed: March 14, 2022

**Income Detail**

Line #	Use	Unit of Meas	Model	AnalUnits	Inc Rate	Over Inc Code	Over Inc Rate	PGI	Vac Model %	Over Vac Code	Over Vac Rate	Est Gross Inc	Over Est	Exp Model %	Over Exp Code	Over Exp Rate	Tot Exp	NOI	Over NOI	Cap Rate	Inc Val
1	120	EXHIBT-AM	Exempl-Area	120	13	VAL	14	24,000	5	VAL	5	72,000	22.5	VAL	20	15,000	63,000	63,000	0.033	766,387	

**Income Summary**

Net Operation Income	63,840
Capitalization Rate	.0833
Sub total	63,840
Excess Total	
Final Income Value	63,840

**Income Notes**

Commercial Building Notes

**Building Other Features**

Line	Type	+/-	Meas1	Meas2	#Stops	Ident Units	Price
							TOTAL:

UPPERKUTS



BOXING CLUB

40 Summer Street  
Ashland, MA 01721  
aj@upperkutsboxing.com  
[www.upperkutsboxing.com](http://www.upperkutsboxing.com)  
(833)-587-8269

## PERMIT APPLICATION SCOPE OF WORK

As per attached please see existing floor plan and new floor plan with proposed changes.

Changes/Renovations to include:

- Relocate water main from current location under stairwell closer to outside wall front of building
- Remove the following:
  - Center wall partition
  - Kitchen and storage area partitions in both function room and bar room
  - Stairwell
  - Beverage Bars (2)
  - Tabletops in bar room
  - Wood wainscoting on walls
- Install the following:
  - Shower in both men's & women's room
  - Replace drop ceiling where necessary
  - Install new flooring throughout
  - Create managers office front left corner
  - Build half wall reception/member area

PARCEL ID	PARCEL LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
14-056-00-000	85 SUMMER ST	TOWN OF ASHLAND	STONE PARK	101 MAIN ST	ASHLAND	MA	01721
14-057-00-000	63 SUMMER ST	BOWKER KENNETH M		63 SUMMER ST	ASHLAND	MA	01721
14-058-00-000	59 SUMMER ST	ZELINSKY MARK	KAREN ZELINSKY	59 SUMMER ST	ASHLAND	MA	01721
14-058-01-002	61 SUMMER ST	WILKINSON JENNIFER M		61 SUMMER ST	ASHLAND	MA	01721
14-064-00-000	179 MAIN ST	SAK REALTY LLC		179 MAIN ST	ASHLAND	MA	01721
14-065-00-000	193 MAIN ST	TURIN ROBIN		4 COTTAGE / APT 8	NATICK	MA	01760
14-066-00-000	197 MAIN ST	MIARVAL REALTY CORPORATION		77 NORTH ST	MEDFIELD	MA	02052
14-067-00-000	9 SUMMER ST	9-19 SUMMER STREET LLC	TRUSTEE OF 37 SUMMER STREET REALTY	9 ARIEL CIRCLE	MILFORD	MA	01757
14-068-00-000	37 SUMMER ST	KEEFE JEROME	DOMINIC PICCONI	37 SUMMER ST	ASHLAND	MA	01721
14-069-00-000	47 SUMMER ST	PICCONI JANET		47 SUMMER ST	ASHLAND	MA	01721
14-070-00-000	0 MAIN ST REAR	LENTROS GEORGE P	LENTROS ENGINEERING	79 HILDALE RD	ASHLAND	MA	01721
14-071-00-000	179 MAIN ST	LENTROS GEORGE P		280 ELIOT ST	ASHLAND	MA	01721
14-072-00-000	21 PARK RD	GAZARD CHRISTOPHER J		21-23 PARK RD	ASHLAND	MA	01721
14-073-00-000	25 PARK RD	OTT CHRISTIE ELIZABETH	ANGELASANTO MATTHEW	25 PARK RD	ASHLAND	MA	01721
14-321-00-000	0 ESTY ST	ROMAN CATHOLIC ARCHBISHOP OF BOSTON		2121 COMMONWEALTH AVE	BRIGHTON	MA	02135
14-322-00-000	10 LINDEN ST	KOVACS CRISTIAN F	EMILIA V KOVACS	10 LINDEN ST	ASHLAND	MA	01721
14-322-01-001	8 LINDEN ST	NIGRO MICHELLE C		8 LINDEN ST	ASHLAND	MA	01721
14-324-01-001	66 SUMMER ST	BENSON STEVEN R	JEAN L BENSON	66 SUMMER ST	ASHLAND	MA	01721
14-324-01-002	70 SUMMER ST	GAVIN PAUL LAWRENCE		70 SUMMER ST	ASHLAND	MA	01721
14-325-00-000	60 SUMMER ST	XU WEI	QIAN WENSONG	88 CENTRE ST	DOVER	MA	02030
14-326-00-000	19 ESTY ST	19-21 ESTY STREET LLC		PO BOX 654	WEST DENNIS	MA	02670
14-327-00-000	27 ESTY ST	DELGADO THOMAS E		27 ESTY ST	ASHLAND	MA	01721
14-328-00-000	33 ESTY ST	MCLAUGHLIN NEIL P & KEVIN A & JOHN G	TRS MCLAUGHLIN LIVING TRUST	32 DEERFIELD RD	SHERBORN	MA	01770
14-329-00-000	205 MAIN ST	U S POST OFFICE		205 MAIN ST	ASHLAND	MA	01721
14-330-00-000	223 MAIN ST	BERRY ROBERT H & MARY D	TRSTS BERRY FAMILY REVOCABLE TR	223-225 MAIN ST	ASHLAND	MA	01702
14-331-00-000	233 MAIN ST	SANTOS CONTRACTOR CO		2 FIRST ST	FRAMINGHAM	MA	02451
14-332-00-000	251 MAIN ST	251 MAIN STREET ASHLAND LLC		880 MOODY ST	WALTHAM	MA	01721
14-333-00-000	257 MAIN ST	CHIRA PAT	TR OF THE CHIRA REALTY TRUST	257 MAIN ST	ASHLAND	MA	01721
14-334-00-000	267 MAIN ST	HESCOCK EMILY M		16 NORTH ST	FRAMINGHAM	MA	01701
14-335-00-000	275 MAIN ST	SOLANO 275 MAIN STREET LLC		2121 COMMONWEALTH AVE	BRIGHTON	MA	02135
14-344-00-000	48 ESTY ST	ROMAN CATHOLIC ARCHBISHOP OF BOSTON		42 ESTY ST	ASHLAND	MA	01721
14-345-00-000	42 ESTY ST	CONNERY PETER J	MEREDITH A CONNERY	5 STONE END RD	MEDWAY	MA	02053
14-346-00-000	36 SUMMER ST	STONE END REALTY LLC		PO BOX 654	WEST DENNIS	MA	02670
14-347-00-000	24 ESTY ST	24 ESTY STREET LLC	C/O TAYLOR KAREN O'DONNELL	382 WATERTOWN ST	NEWTON	MA	02458
14-348-00-000	58 SUMMER ST	ASHLAND VETERANS POST 77LLC		519 PARKER ST	NEWTON	MA	02159
14-350-00-000	22 SUMMER ST	THOMPSON JAMES G	GLORIA V RAUSA-THOMPSON	30 SANDPIPER DR	SHREWSBURY	MA	01545
14-369-00-000	258 MAIN ST	258-260 MAIN STREET REALTY TRUST	TAI CHRIS & JI SALLY & XUE XIA TR	88 CENTRE ST	DOVER	MA	02030
14-370-00-000	236 MAIN ST	JWWG MANAGEMENT LLC		226-228 MAIN ST	ASHLAND	MA	01721
14-371-00-000	226 MAIN ST	BYRNES JOSEPH					

March 14, 2022

To Steven Greenberg  
40 Summer Street  
Ashland Veterans Post 77, LLC  
Abutters To Map 14 Parcel 349

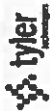
PARCEL ID	PARCEL LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
14-372-00-000	220 MAIN ST	NELICKAL SINDU		220 MAIN ST	ASHLAND	MA	01721
14-373-00-000	214 MAIN ST	ALPTEKIN LLC		214 MAIN ST	ASHLAND	MA	01721

The above reflects the latest information available on our records.



Richard E. Ball, M.A.A.  
Director of Assessing

3/14/22  
Date



COMMERCIAL PROPERTY RECORD CARD 2023

ASHLAND

Situs : 40 SUMMER ST

Map ID: 014/014.0-0349-0000.0

Map: 014.0 Block: 0349 Lot: 0000.0

Card: 1 of 1

Printed: March 14, 2022

CURRENT OWNER

ASHLAND VETERANS POST 77 LLC  
382 WATERTOWN ST  
SUITE #1  
NEWTON MA 02458

GENERAL INFORMATION

Price 675000  
Sale Date 07-FEB-20  
Type P  
Validity V  
Grantor CAREY JAMES O ASSOCIATES  
Book/Page 74101/0503  
Road Type TWO-WAY  
Road Condition PAVED  
Traffic MEDIUM  
Water PUBLIC SYS  
Sewer SEWER  
Note 1  
Note 2

Sales/Ownership History

Transfer Date 02/07/2020 Price 675000 Type P Validity V

Deed Reference 74101/0503 Deed Type Grantee CAREY JAMES O ASSOCIATES INC

Land Information

Seq Type Code NBHD Zone Method Sq Ft Acre Infl Fact Infl % Value Sup? Class Acre Adj  
1 P 954 404.01 30 S 22020 .5055 243,065 N E 1

Assessment Information

Assessed 243,100 Current Land 243,100 Income 243,100 Market 0  
470,400 Current Building 470,400 523,300 0  
713,500 Current Total 713,500 766,400 0  
713,500 Current Net Assessment 713,500  
220,900 Prior Land 220,900 220,900 0  
470,800 Prior Building 470,800 545,500 0  
691,700 Prior Total 691,700 766,400 0  
691,700 Prior Net Assessment 691,700 Base Date of value  
1 Value Flag Effective Date of value  
Gross Building

Entrance Information

Date 06/27/05 ID REB Entry Code Complete-Ins Source

Permits

Num Date ID Amount Type Description % Complete Open/Closed Inspection Completed Fee



COMMERCIAL PROPERTY RECORD CARD 2023

ASHLAND

Situs : 40 SUMMER ST

Parcel Id: 014/014.0-0349-0000.0

Class: FUNCTION HALLS, COMMUNITY C

Card: 1 of 1

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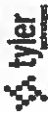
Building Information		Building Cost Detail	
Year Built/Eff	1995 / 1995	Total Gross Building Area	6,000
Building #:	1	Replace, Cost New Less Depr	462,540
Structure Code:	367 / 00	Percent Complete	100
Story Height:	1	Number of Identical Units	1
Story Height:	1	Final Building Value	462,540
Bldg Class:	D	Value per SF	\$77.09
Bldg Cost:	462540		
Grade:	C		
Identical Units:	1		
Total Units:	1		
Improvement Name:			

Interior/Exterior Information			
Line	Use Type	Level From - To	Area Cost Value
1	Fraternity House	01 - 01	6,000 462540

Interior/Exterior Valuation Detail			
Line	Area	Use Type	%Good %Complets Use Value/RCNLD
1	6000	120	82 462540
Total:			462,540

Outbuilding Data						
Line Descr	YrBlt	Type	Meas1	Meas2	Qty	Area Gra Con Value
1	Paving-Low	1995	S	5000	1	1 5000 C 5 7820
Total:						7,820

Property Photos



COMMERCIAL PROPERTY RECORD CARD

2023

ASHLAND

Printed: March 14, 2022

Situs : 40 SUMMER ST

Parcel Id: 014/014.0-0349-0000.0

Class: FUNCTION HALLS, COMMUNITY C

Card: 1 of 1

Income Detail

Line #	Use	Unit of Meas	Model	Area/Units	Inc Rate	Ovr Inc Code	Ovr Inc Rate	PCI	Vac Model %	Ovr Vac Code	Ovr Vac Rate	EIT Gross Inc	Ovr EOI	Exp Model %	Ovr Exp Code	Ovr Exp Rate	Tot Exp	NOI	Ovr NOI	Cap Rate	Inc Val
1	120	EQUIPT-AN	Exempt-Ann	120	13	VAL	14	84,000	5	VAL	5	79,800		22.5	VAL	20	15,960	63,840		.0633	766,387

Income Summary

Net Operation Income	63,840
Capitalization Rate	.0633
Sub total	63,840
Excess Total	
Final Income Value	63,840

Income Notes

Commercial Building Notes

Building Other Features

Line	Type	+/-	Meas1	Meas2	#Stops	Ident	Units	Price
<b>TOTAL:</b>								