



**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: 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

### 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: 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

### 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?: 1987



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

No Planning Board relief is being sought. 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 and/or Special Permit types are relevant to this application?:

- Section 5.3.6 - Illumination Standards

- Special Permit from the Board of Appeals for Section 3.1.2 - Expansion of drive-through use

**Benefits of Project:**

Refer to Cover Letter

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

The existing use of the property is a McDonald's Restaurant. 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. Refer to Cover Letter for additional details.

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): *[Signature]* Applicant's Name: Dan Allen (Bohler)

Agent's Relationship to Applicant: Engineer Firm: Bohler

Owner: *[Signature]* - (BOHLER) Owner's Name: Gazard 225 Pond Street, LLC

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



## Application Requirements

### **All applications:**

All applications must include a fully completed application form and two checks for the full amount of the application fee and the peer review deposit the made to the Town of Ashland.

All applications must include a copy of the Assessor's Card for the property or properties in question.

Attach Building Permit Denial letter if applicable.

All other applicable taxes and fees on the property must be paid before any permits can be issued. It is strongly advised to check with the Treasurer's Office before the application process is begun.

Applications for Special Permits must include the type of permit applied for: use, Flood Plain Overlay District, environmental standards, parking, landscaping, loading requirements, adult entertainment, or any other Special Permit type.

### **Special Permit, Site Plan Review and Subdivision Approval Applications:**

All site plan review and subdivision approval applications must include ten (10) copies of the Site Plan and/or Design Plan, two (2) 24x36", and eight (8) 11x17" sizes. Please discuss with the Planning Department plans or information that may be required specific to your project. In addition, a .pdf version of the submitted plans must be either handed to the Planning Department or sent be email to [planning@ashlandmass.com](mailto:planning@ashlandmass.com). A georeferenced CAD file (NAD83) of the as-built plans are required before occupancy permits are issued.

Special Permit applicants must submit a certified abutter's list of abutters within 300' of the subject property . Abutters lists are requested from the Assessor's Office at least 10 days before the application deadline .

Please note that Definitive Subdivision Applications must include all items as required in Chapter 344 Section 8 of the town bylaws unless specifically waived by the Planning Board.

All peer review deposits must include a W-9 form if the town does not already have this on file. This is to allow us to return any remaining funds at the end of the process. Applicants may request a balance of the funds at any time.

### **Scenic Road Special Permit:**

All scenic road special permits must include three (3) copies of the plans along with an electronic copy of submitted materials.

### **Earth Removal Special Permit:**

All earth removal permits must include three (3) copies of the contour plan showing original grades and drainage, along with three (3) copies of the same at completion. The application must also include a detail of the amount and type of material to be removed, and the proposed truck route including truck size.

### **Site Alteration Special Permit:**

Site Alteration Permits must include photographs of the site, location of trees and vegetation, amount of landscaping materials, a certified plot plan, a timetable and a written narrative of the reasons for the project and how erosion will be controlled. See Chapter 282 Section 5.8 for exact requirements.

