



Town of Ashland

MASSACHUSETTS

Zoning Board of Appeals

Meeting Agenda

Tuesday, November 28, 2023 at 7:15 PM

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, this public meeting is available in remote form. Please be advised that this meeting is being recorded and broadcast.

To Participate Remotely:

From a computer: <https://us02web.zoom.us/j/87432693610?pwd=Y3ByREZxOFRhalROWjhMN2p3anhxUT09>

Meeting ID: 874 3269 3610 Passcode: 518734

From a telephone: Dial 1 646 876 9923 and enter Meeting ID: 874 3269 3610 Passcode: 518734

1. 7:15 P.M. - Call the Meeting to Order
2. **Public Hearing – 7 Cedar Hill Rd - Variance**

ZBA will meet to accept decision

The Ashland Zoning Board of Appeals will hold a Public Hearing to hear the petition from Justin Ferraro, requests a Variance per Chapter 40A, Section 9 of the Massachusetts Zoning Act and Chapter 282, Sections 4.1.3 (General Dimensional Requirements, Accessory Structures), and 9.2 (Board of Appeals) of the Ashland Bylaws to allow for the installation of a detached accessory structure that shall be thirty ft. by thirty ft., cover 30.4% of the existing rear yard. The proposed accessory structure will be greater than the allowed 30% coverage of either the required or actual yard. Second, the petition proposed the accessory structure be located 5 ft. from the rear property line thus 5 ft. into the required rear property line setback of 10 ft. The property in question is located at 7 Cedar Hill Road, Assessors Map 14 Block 198, and in the Residential Zoning District "A".

3. Meeting Minutes: November 14, 2023
4. Staff Updates and Administrative Matters.

This agenda is subject to change and includes those items reasonably anticipated by the Chair to be discussed at the meeting. Not all agenda items may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law. Items that have no assigned times may be taken out of order.

Matters with assigned times may start later than the posted time, but will not start before.