



Town of Ashland, Inspectional Services

May 5, 2025

Mark Donahue
Fletcher, Tilton.
100 front St, 5th floor
Worcester, MA 01608

Re: Metrowest YMCA Hoyt Family Center

Dear Mr. Donahue,

This proposed project will be located in the RTD zone.

At issue is whether there are any issues related to either the Planning Board or the Zoning Board of Appeals for this proposed project.

As a reminder the setbacks for structures are: 25' front yard, 25' rear yard and 30' rear yard.

Lot coverage shall be limited to the maximum development coverage in the RTD shall not result in aggregate open space being less than 30%. This may be waived by the Planning Board during their review.

Currently, as designed, the height of the structure is greater than that allowed, but can be increased up to a maximum of 50' by granting of a Special Permit from the Planning Board.

The applicant is also showing the parking spaces to be 9x18, not 9x20 as required under the definition of Parking Spaces.

Per section 5.8, a Sire Alteration Special Permit will be required from the Planning Board as your client will be disturbing land greater than 5000 sq ft.

Your client also proposed to shorten the rear landscape buffer from the 50 ft required under section 8.4.7. this will also require a Special Permit from the Planning Board.



Lastly, you must provide the Town with which proposed use under 8.4.4 Rail Transit Use Table (A,B,C,D,E,F) your proposed project is considered.

Sincerely,

Douglas Scott
Building Commissioner

Cc: Zoning Board of Appeals
Alvaro Esparza