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July 8, 2025

BY HAND

Mr. John F. Trefethen
Chairman, Ashland Zoning Board of Appeals
Town of Ashland, MA
101 Main Street
Ashland, MA 01721

Re: **ZBA Application: 55 West Union Street, Ashland, MA**

Dear Chairperson Trefethen:

LDS is the development consultant to 55 West Union LLC (the "Applicant"). **The Applicant hereby applies to the Zoning Board of Appeals of the Town of Ashland, pursuant to M.G.L. Chapter 40B, Sections 20-23, as amended, for the issuance of a Comprehensive Permit authorizing the Applicant to develop 116 units of rental housing on land located at 55 West Union Street, Ashland, MA.**

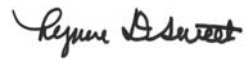
The Applicant and the development are more particularly described in the attached documentation listed below and submitted simultaneously herewith, all of which are incorporated herein by reference and constitute the documents required to be submitted under the regulations for filing a M.G.L. Chapter 40B application by the Commonwealth of Massachusetts Department of Housing and Community Development under 760 CMR 56. In addition, we have simultaneously emailed these documents to the Planning Department at planning@ashlandmass.com.

- 10 notebooks of the Application Materials
- One Full copy of the Transportation Impact Assessment
- Three 24x36 set of all site plans
- Three 24x36 set of the Architectural Plans
- One Full copy of the Narrative and Drainage Report (to follow at a later date)
- Check made payable to the Town of Ashland for \$20,850 for the administrative fee
- Check made payable to the Town of Ashland for \$30,000 for the peer review deposit fee

We look forward to answering any questions you may have. As required by the statute, please inform us as soon as possible of the first available public hearing date.

Thank you for your time and attention.

Sincerely,
LDS Consulting Group, LLC

A handwritten signature in cursive script that reads "Lynne D. Sweet".

By: _____
Lynne D. Sweet, Managing Member

cc: Attorney Paul Haverty
John Dudley

Table of Contents

1. Request for Finding of Facts
2. ZBA Application Form
 - a. Certified Abutters Lists
 - b. Assessors Card
 - c. Check made payable to the Town of Ashland for \$20,850 for the administrative fee
 - d. Check made payable to the Town of Ashland for \$30,000 for the peer review deposit fee
3. Project Description
4. MassHousing Project Eligibility Letter
5. Proof of Status of Petition
 - a. Certificate of Organization of Applicant
 - b. Deed
 - c. Town Sewer Easement
 - d. MBTA Access Easement
6. Site Plans and Engineering Studies
 - a. Existing Conditions Plan
 - b. Proposed Conditions Plans
 - c. Auto Turn
 - d. Stormwater Management Plan and Report (to be delivered at a later date)
 - e. ORAD
 - f. Hydrant Flow Test
 - g. Site Line Triangle
 - h. Landscape Plan (to be delivered at a later date)
 - i. Lighting Plan (to be delivered at a later date)
7. Architectural Plans
8. Traffic Impact and Assessment
9. Preliminary Request of Exceptions/Waivers
10. Team Qualifications