



Case No.: _____

**Town of Ashland
Planning Department**

101 Main St.
Ashland, MA 01721
508.881.0101

ashlandmass.com/316/Zoning-Board-of-Appeals

Application to Zoning Board of Appeals

Note: Application must be complete, with a certified plot plan and all application fees to be accepted.

1. Property Information:

Street Address: 55 West Union Street

Zoning District: Commercial Highway (CH) Overlay District: N/A

Assessor's Map: 19 Lot: 62 Deed Book: 82146 Page: 335

Current Property Owner*: 55 West Union LLC

2. Permit/Approval Sought:

 Special Permit (Section 9.3) Amendment to Special Permit (Section 9.3) Variance (Section 9.2.2.2)

 Appeal of Building Inspector Decision (M.G.L. Ch. 40A) X Comprehensive Permit (M.G.L. Ch. 40B)

Use Type: Residential: X Commercial: Industrial:

3. Applicant Information: Owner: X Tenant: Prospective Purchaser/Tenant:

Name: John C. Dudley, Manager - 55 West Union LLC

Address: 60 Pleasant Street, Suite 1, Ashland MA 01721

Phone: 508-881-8555 Email: _johnjr@unitedhomeexperts.com

Agent's Name: Lynne Sweet, Consultant

Agent's Address: 170 Worcester Street, Suite 206, Wellesley MA 02481

Agent's Phone: 781-943-3963 Agent's Email: ldsweet@ldsconsultinggroup.com

4. Additional Information:

Are all real estate taxes and other assessments to the Town current?: Yes

Is the parcel on a scenic road?: No

Is this an amendment to a previously issued Special Permit? (attach approved permit): No

Date structure was built? (Buildings built before 1940 may need review by Historical Commission.): N/A

Is the property within 100 ft. of a wetland, within 200 ft. of a stream, or in a floodplain?: Yes

Case No. _____

5. Description of the Relief Sought: (Attach Letter of Denial of Building Permit.)

Please refer to the Preliminary Request of Exceptions/ Waivers attached as part of the application

What specific zoning bylaws is this application associated with?: _____

Please refer to the Preliminary Request of Exceptions/ Waivers attached as part of the application

6. Justification for why the application should be approved:

M.G.L. Chapter 40B, Sections 20-23, as amended

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

None. The development site is currently vacant and treed land with no non-conformities. The site will be cleared before construction while maintaining as much tree screening as possible. The proposed development is in a quiet light commercial neighborhood abutting the athletic fields of Ashland Middle School and a storage facility and is steps from the trailhead of Trolley Brook Trail.

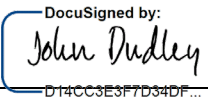
By signing below you assert this application is complete and accurate to the best of your knowledge:

Signatures:

Applicant/Agent: 55 West Union LLC _____ Applicant's Name: John Dudley

Email Address: johnjr@unitedhomeexperts.com _____ Phone Number: 508-881-8555

Agent's Relationship to Applicant: Consultant Firm: LDS Consulting Group, LLC

Owner:  _____ Owner's Name: John Dudley

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