

**TOWN OF ASHLAND, MASSACHUSETTS**  
101 MAIN STREET, ASHLAND, MA 01721  
**OFFICE OF THE**  
**ZONING BOARD OF APPEALS**

John Trefethen, ZBA Chairman

Jasmin Farinacci, Director of Economic  
Development and Planning  
Melissa Adams, Assistant Town Planner

**ZONING BOARD OF APPEALS DECISION**

**MAP 9, LOT 38**  
**BOOK: 83301, PAGE: 509**

**LOCUS: "0" Myrtle Street**  
**PETITIONER: Farooq Ansari**  
**PROPERTY OWNER: JIW Partners, LLC**

At the Public Hearing on September 30, 2025, the Zoning Board of Appeals (the "Board") voted 3-0 to approve a variance at 0 Myrtle Street (the "Locus").

Farooq Ansari, owner, applied for a Variance per Chapter 40A, Section 10 of the Massachusetts General Law and Chapter 282 Section 9.2.2 of the Ashland Zoning Bylaws to seek relief from Chapter 282 Section 6.3 of the Zoning Bylaws to create driveway access from West Mountain Lane, rather than Myrtle Street where the lot has its frontage. The property in question is located at 30 Memorial Drive, Assessors Map 9, Lot 38 and is within the Residential A Zoning District.

**BACKGROUND AND PROCESS**

1. The Zoning Board of Appeals (the "Board") received an Application for a Variance on September 10, 2025.
2. The application packet for a Variance, stamped in by the Town Clerk on September 10, 2025 contained the following:
  - a. Completed Application
  - b. Cover Page
  - c. One (1) Page Plot Plan titled "ANR Plan Located on Myrtle Street Ashland, MA"
3. Other documents submitted:
  - a. Building Commissioner Denial Letter dated October 17, 2024

The foregoing memoranda and letters were made part of the record and are incorporated by this decision by reference and made a part hereof.

RECEIVED  
TOWN CLERK  
ASHLAND, MA  
2025 OCT 22 PM 3:55

## **FACTS & EVIDENCE**

A public hearing was scheduled for September 30, 2025 at 7:15 PM. Notice of the public hearing was published in the MetroWest Daily News on Tuesday, September 15, 2025 and Tuesday, September 22, 2025.

The public hearing was posted in the Ashland Town Hall and on the Town of Ashland website and provided to all “parties of interest,” including all abutters, as required by MGL Chapter 40A, Section 11.

The public hearing commenced as scheduled on September 30, 2025. The following members were seated on the public hearing: Mr. Trefethen, Mr. Forestal, and Mr. Sullivan.

At the public hearing on September 30, 2025, the applicant presented testimony stating the need for a variance in order to create driveway access from West Mountain Lane, rather than Myrtle Street where the lot has its frontage. The applicant explained that due to the lot’s irregular topography and shape, construction of a driveway off of Myrtle Street would involve substantial hardship.

At the public hearing on September 30, 2025, the Board voted to close the public hearing and entered into deliberations.

## **FINDINGS BY THE BOARD**

The Board, after review of the facts, plans, and evidence presented at this hearing, and after deliberations reviewing all submitted material, makes the following findings for the Variance application of Farooq Ansari at 0 Myrtle Street. The Zoning Board concludes the following:

- A. The Board finds that the property is affected by conditions relating to its configuration, specifically its shape, topography, wetlands, and proposed infrastructure such as stormwater management system.
- B. Owing to circumstances relating to the shape, topography, soil condition and infrastructure for the site, a literal enforcement of the provisions of the Zoning Bylaws would involve substantial hardship, financial or otherwise, to the Petitioners.
- C. The relief may be granted without nullifying or substantially derogating from the intent and/or purpose of the Zoning Bylaws, as said parking will function safely and efficiently while minimizing impacts on the site.
- D. The relief may be granted without substantial detriment to the public good, as the proposed parking layout will allow the maximum number of spaces at the site while minimizing impacts.

**CONDITIONS**

- A. The Applicant shall comply with any and all other relevant By-Laws.
- B. The Applicant shall comply with any and all Ashland and Massachusetts State Building Codes.
- C. During construction, the applicant shall conform to all local, state, and federal laws regarding noise, vibration, dust, and blocking of any roadways. The applicant shall at all times use all reasonable means to minimize inconvenience to nearby residences and businesses. Hours of construction shall be limited to 7:00 AM to 7:00 PM, Monday through Saturday, with no construction on Sunday or any state or federal holiday.
- D. The applicant shall comply with any requirements of the Building Department.
- E. This Decision shall be recorded at the South Middlesex Registry of Deeds. Proof of such recording shall be submitted to the Ashland Building Department and Planning Department prior to issuance of a Building Permit.

**TOWN OF ASHLAND – ZONING BOARD OF APPEALS DECISION**

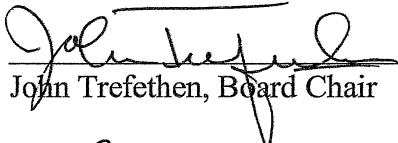
Brian Forestal made a motion to approve the Applicant’s request for a Variance. The motion was seconded by John Trefethen.


The Board voted as follows:


- John Trefethen, Chair (Y)
- Brian Forestal, Member (Y)
- Ryan Sullivan, Associate Member (Y)

By a 3-0 vote, the ZBA approved the Applicant’s request for a Variance. Pursuant to Section 10 of the Ashland Zoning Bylaws, any appeal to this decision shall be made in accordance with M.G.L. c. 40A, § 17 and shall be filed within 20 days of the date this decision was stamped by the Town Clerk’s Office.

Date: October 14, 2025

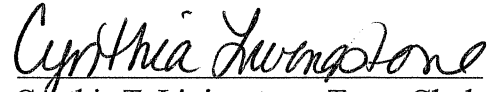
  
\_\_\_\_\_  
John Trefethen, Board Chair

  
\_\_\_\_\_  
Brian Forestal, Member

  
\_\_\_\_\_  
Ryan Sullivan, Associate Member


Filed with the Town Clerk on:

Date: 10/22/2025

  
Cynthia T. Livingstone, Town Clerk

I HEREBY CERTIFY THAT TWENTY DAYS HAVE ELAPSED FROM THE DATE THIS DECISION WAS FILED IN THE TOWN CLERK'S OFFICE AND THAT NO APPEAL HAS BEEN FILED.

Date: 11/19/2025

  
Cynthia T. Livingstone, Town Clerk