



**TOWN OF ASHLAND, MASSACHUSETTS**

101 MAIN STREET, ASHLAND, MA 01721

OFFICE OF THE

**ZONING BOARD OF APPEALS**

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John Trefethen, ZBA Chairman

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

**ZONING BOARD OF APPEALS DECISION  
CASE Special Permit 2-25**

**MAP 12, LOT 31**

**LOCUS: 24 Pinecrest Lane  
PETITIONER: Dan & Sasha Murphy (Katz)  
PROPERTY OWNER: Sasha Katz**

At the Public Hearing on September 9, 2025 the Zoning Board of Appeals (the "Board") voted 3-0 to grant a Special Permit at 17 Central Street (the "Locus").

Dan & Sasha Katz (Murphy), petitioners and applicants, applied for a Special Permit per M.G.L. Chapter 40A Section 9 and Chapter 282, Section 9.3 (Special Permits), Section 3.3.3 (Nonconforming Structures), and Section 3.3.5 (Nonconforming Single and Two-Family Residential Structures) of the Ashland Bylaws. The applicant seeks a Special Permit to build a partial second story, a two-story rear addition, a rear deck, an additional garage bay with living space above, and a front and side porch. The building and lot are pre-existing non-conforming. The property in question is located at 24 Pinecrest Lane, Assessors Map 12, Lot 31, in the Residential "A" (RA) zoning

The Project shall be constructed and operated in accordance with the terms and conditions hereinafter specified.

**BACKGROUND AND PROCESS**

1. The Zoning Board of Appeals (the "Board") received an Application for a Special Permit on August 14, 2025.
2. The application packet for a Special Permit, stamped in by the Town Clerk on August 14, 2025, contained the following:
  - a. Completed ZBA Application Form I.D. SP1-25.
  - b. Building Commissioner's Denial Letter dated June 3, 2025.
  - c. Abutter's List dated June 9, 2025.
  - d. Property Card for 24 Pinecrest Lane.

- e. Site Plan; Scale: 1" = 20'; Dated 12/8/24 revised through 5/12/25; Prepared by Connorstone Engineering, 10 Southwest Cutoff, Northborough, MA 01532.
- f. A five (5)-page set of Architectural Plans titled; Existing Elevations, Murphy Residents, 24 Pinecrest Lane, Ashland, MA, Scale: ¼" = 1' - 0"; dated 5/7/25. Prepared by CME Architects.

## **FACTS & EVIDENCE**

This request was received on August 14, 2025 and a public hearing was scheduled for August 26, 2025 at 7:15 PM. Notice of the public hearing was published in the MetroWest Daily News on 7/21/25 and 7/28/25.

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 August 26, 2025. The public hearing was continued to September 9, 2025. The following members were seated on the public hearing:

- Mr. John Trefethen, Chair
- Mr. Brian Forestal, Member
- Mr. Stu Siegel, Associate Member
- Mr. Ryan Sullivan, Associate Member

Voting ZBA members on hearing are:

- Mr. John Trefethen, Chair
- Mr. Brian Forestal, Member
- Mr. Stu Siegel, Associate Member

At the public hearing on September 9, 2025 the applicant of 24 Pinecrest Lane explained to the Board their petition for Special Permit. The Board opened public comment. The Board voted to close public comment and enter to deliberations.

The Board then voted to close the public hearing on September 9, 2025.

## **FINDINGS BY THE BOARD**

The Board, after reviewing and deliberating of the facts, plans, and materials presented at this hearing made the following findings for Special Permit application of Dan & Sasha Murphy (Katz), zoning case SP2-25 at 24 Pinecrest Lane:

- A. The desired Special Permit may be granted without nullifying or substantially derogating from the intent and/or purpose of the Zoning By-Laws. The Board finds that the current structure is pre-existing non-conforming and the lot does not provide another area for expansion. The project will not be a detriment to the neighborhood.
- B. The Residential A (RA) zone has a minimum lot size of 30,000 square feet, minimum of 150' of frontage, a required front yard setback of 40' and a required side yard setback of 10'.
- C. The pre-existing non-conforming lot has an area of 5,747 sq. ft., and non-confirming 104.26' frontage along Pinecrest Lane. The pre-existing non-conforming structure has a front yard setback of 33.5' and a side yard setback of 11.3'.
- D. In reference to the criteria for granting a Special Permit in Chapter 282 Section 9.3.2 of the Ashland By-laws, the Board found that:
  - The project will serve community need. The Special Permit would allow the construction of an addition that shall expand the living space of the current residents.
  - Traffic flow and parking will not be negatively affected by the proposed addition.
  - Adequate public utilities, including public water, are available at the locus. 24 Pinecrest Lane is connected to the town water and sewer system.
  - The existing neighborhood is residential, and the project will be consistent with the character of the existing neighborhood.
  - There are no impacts to the natural environment from this project.
  - There will be no adverse fiscal impacts on the town services due to the proposed building.

### **CONDITIONS**

In accordance with Chapter 282 Section 3.3 (Nonconforming Uses and Structures), and with the criteria set forth in Chapter 282 Section 9.3 (Special Permits) and Section 3.3.3 (Nonconforming uses) of the Ashland Zoning Bylaws, and on the basis of the foregoing findings, following a motion made and recorded, and after due and open deliberation, the Board by unanimous votes to grant Ashland House, LLC a Variance from the side yard and front yard setback at 24 Pinecrest Lane, and is subject to the following conditions:

1. The Applicant shall comply with any and all other relevant By-Laws.
2. The Applicant shall comply with any and all Ashland and Massachusetts State Building Codes.
3. 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.
4. The applicant shall provide an updated surveyed plan to the Town of Ashland Building Department when closing the building permits.
5. The applicant shall comply with any requirements of the Building Department.

6. 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.

The following members sat and voted on this hearing:

John Trefethen, Chair, voted to grant the Special Permit 2-25 as stated.

Brian Forestal, Member, voted to grant the Special Permit 2-25 as stated.

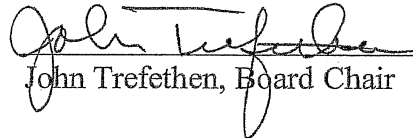
Stu Siegel, Associate Member, voted to grant the Special Permit 2-25 as stated.


Pursuant to Section 9.4.17 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.

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

The Board voted in favor of granting Special Permit 2-25 in order to construct an addition per the approved referenced plans, for property located at 24 Pinecrest Lane, Map 12, Lot 31.

Date: \_\_\_\_\_

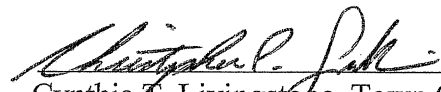
  
John Trefethen, Board Chair

  
Brian Forestal, Member

  
Stu Siegel, Associate Member

Filed with the Town Clerk on:

Date: October 1, 2005

  
Cynthia T. Livingstone, Town Clerk, DEPUTY  
CHRISTOPHER P. SILLIVAN

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: 10/23/2005

  
Cynthia T. Livingstone, Town Clerk