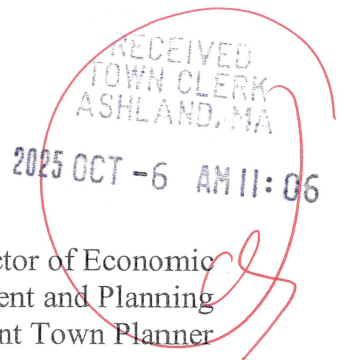




**TOWN OF ASHLAND, MASSACHUSETTS**  
101 MAIN STREET, ASHLAND, MA 01721  
OFFICE OF THE  
**ZONING BOARD OF APPEALS**



John Trefethen, ZBA Chairman

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

**ZONING BOARD OF APPEALS DECISION**  
**CASE Special Permit 1-25**

**MAP 14, LOT 411**

**LOCUS: 17 Central Street**  
**PETITIONER: Ashland House, LLC**  
**PROPERTY OWNER: Ashland House, LLC**

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”).

Ashland House, LLC, petitioner, applied for a Special Permit under M.G.L. Chapter 40A Section 10 and Chapter 282, Section 9.3 (Special Permits) and Section 3.3.3 (non-conforming structures) of the Ashland Bylaws. The applicant seeks a Special Permit to build a garage and bedroom over the existing dwelling line while staying within the same footprint. The building and lot are pre-existing non-conforming. The property in question is located at 17 Central Street, Assessors Map 14, Lot 411, in the Residential “B” (RB) 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 April 9, 2025.
2. The application packet for a Special Permit, stamped in by the Town Clerk on April 9 2025, contained the following:
  - a. Completed ZBA Application Form I.D. SP1-25.
  - b. Building Commissioner’s Denial Letter dated February 5, 2024.
  - c. Abutter’s List dated April 9, 2025.
  - d. Property Card for 17 Central Street.
  - e. Site Plan; Scale: 1” =40’; Dated 12/8/24 revised through 1/28/25; Prepared by DeSimone and Associates, 9 Broad St., Medway, MA 02053.

- f. An eight (8)-page set of Architectural Plans titled; Vicinity, Plot Plan, Notes, 17 Central Square, Ashland, MA, Scale: 1" = 25' - 0"; dated November 24, 2024. Prepared by Joao Lopes, 25 Mary Theresa Terrace, Lowell, MA, 01854.

## **FACTS & EVIDENCE**

This request was received on April 9, 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 17 Central Street explained to the Board their petition for a Special Permit to build both a garage and bedroom over the existing dwelling line while staying within the same building footprint. The Board then opened and subsequently closed the public session after no public comments were received. 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 the facts, plans, and materials presented at this hearing, made the following findings for Special Permit application of Ashland House, LLC, zoning case SP1-25 at 17 Central Street:

- 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 B (RB) zone has a minimum lot size of 20,000 square feet, minimum of 125' of frontage, a required front yard setback of 30' and a required side yard setback of 10'.
- C. The pre-existing non-conforming lot has an area of 14,852 sq. ft., and non-conforming 67.05' frontage along Central Street. The pre-existing non-conforming structure has a front yard setback of 39.2' and a side yard setback of 10'.
- 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. 17 Central Street 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 17 Central Street, 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 1-25 as stated.

Brian Forestal, Member, voted to grant the Special Permit 1-25 as stated.

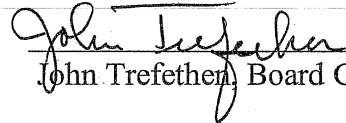
Stu Siegel, Associate Member, voted to grant the Special Permit 1-25 as stated.


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.

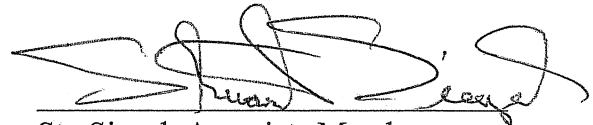
**TOWN OF ASHLAND – ZONING BOARD OF APPEALS DECISION**

The Board voted in favor of granting Special Permit 1-25 in order to construct an addition per the approved referenced plans, for property located at 17 Central Square, Map 14, Lot 411.

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

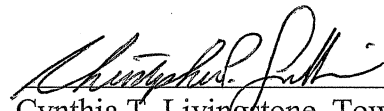
  
John Trefethen, Board Chair

  
Brian Forestal, Member

  
Stu Siegel, Associate Member


Filed with the Town Clerk on:

Date: October 6, 2025

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

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: October 26, 2025

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