

THE PANOS LAW GROUP

COUNSELORS AT LAW

JASON A. PANOS
JPANOS@PANOS-LAW.COM
T 978-406-9979
F 978-406-9979

January 14, 2026

By E-Mail Delivery To:

jfarinacci@ashlandmass.com

Town of Ashland Planning Board
c/o Jasmin Farinacci,
Director of Planning & Economic Development
Town of Ashland
Town Hall
101 Main Street
Ashland, Massachusetts 01721-1191

RE: Application for Planning Board Approval Not Required Plan
Applicant: Depietri Group LLC
Property Owner: The Robertson Nominee Trust
Property located off Upland, Highland and Ballard Road
Ashland, Middlesex County, Massachusetts

Dear Director Farinacci and Members of the Ashland Planning Board-

This office represents Depietri Group LLC. Enclosed for filing with the Ashland Planning Board are materials provided herewith are as follows:

1. Application for Planning Board Approval/Permit for endorsement of an "Approval Not Required" plan creating two (2) lots, Parcel A and Parcel B on Highland Road and Ballard Road respectively (2 copies) including the following:
 - a. ANR Plan referred to below;
 - b. Assessor Cards for lots identified in Map 14, Lots 202, 203, 204, 250 & 257 on a way known as "Marietta Road";
 - c. "Plan of Lots belonging to Santo and Marietta Romeo, Ashland, Mass." recorded as Plan No. 75 of 1950; and
 - d. E-mail Memorandum dated January 7, 2026 from Ashland Deputy Chief, Lyn Moraghan re. proposed cul de sacs at Highland and Ballard Road shown on the ANR Plan.
2. A plan in 2 sheets entitled "Subdivision Approval Not Required Plan of Land, Highland Road in Ashland Massachusetts" dated January 14, 2024 (the "ANR Plan") (3 copies, 36' x 24').
3. The ANR Plan on mylar.

4. A check in the amount of \$250 for the Application fee.

Please let me know if you require additional materials and do not hesitate to contact me with any questions or comments.

Very truly yours,

/s/ Jason A. Panos

Jason A. Panos

Encl.

CC: Client (email)
Marc Alencar (email)



**Town of Ashland
Planning Department**

101 Main St.
Ashland, MA 01721
508.881.0101

Ashlandmass.com/193/Planning

Application for Planning Board Approval/Permit

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

Property Information:

Street Address: Certain parcels of land off Upland, Highland and Ballard Road.

Zoning District: Residential A Overlay District: None

Assessor's Map: 014 Lot: 202, 203, 250 & 257 Deed Book: 51534 Page: 403

Current Property Owner: Sue E. Robertson, Trustee of The Robertson Nominee Trust

Permit/Approval Sought:

- | | |
|--|---|
| <input type="checkbox"/> Special Permit (§9.3) | <input type="checkbox"/> Scenic Road Permit (Ch. 249 §20) |
| <input type="checkbox"/> Special Permit Amendment/Modification | <input type="checkbox"/> Earth Removal Permit (Ch. 242 §3) |
| <input type="checkbox"/> Design Plan Review (§9.6) | <input type="checkbox"/> Site Alteration Special Permit (§5.8) |
| <input type="checkbox"/> Site Plan Review (§9.4) | <input checked="" type="checkbox"/> Subdivision (Include Subdivision Application form)
(Approval Not Required) |
| <input type="checkbox"/> Site Plan Modification | <input type="checkbox"/> Wireless Communication Facilities (§6.4) |

Use Type: Residential Commercial Industrial Mixed Use

Applicant Information: Owner Tenant Prospective Purchaser/Tenant

Name: Depietri Group LLC; Sander Depietri, Manager

Address: c/o Jason A. Panos, Esq.; 246 Andover Street, Suite 301, Peabody, MA 01960

Phone: 978-406-9979 x1 Email: jpanos@panos-law.com

Agent's Name: The Panos Law Group; Jason A. Panos, Esq.

Agent's Address: 246 Andover Street, Suite 301, Peabody, MA 01960

Agent's Phone: 978-406-9979 x1 Agent's Email: jpanos@panos-law.com

Additional Information:

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

Is the parcel on a scenic road? No Is the parcel in a flood plain? No

Is the parcel within 100 feet of a wetland or 200 feet of a river? No

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

Date structure(s) built? N/A

The following requirements are acceptable in Cover Letter or Memo format

Description of the Relief Sought: (attach additional pages if needed)

This application seeks an "Approval Not Required" endorsement from the Ashland Planning Board of that Plan entitled "Subdivision Approval Not Required, Plan of Land, Highland Road in Ashland Massachusetts" dated January 14, 2026, creating "Parcel A" and "Parcel B" as depicted on said plan.

What specific zoning bylaws and/or Special Permit types are relevant to this application?

N/A

Benefits of Project:

The proposed use of the Land will create more housing in the Town of Ashland; provides for efficient use of the subject property; and provides for stormwater management where none exists, protecting adjacent parcels, streets and ways from flooding.

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

The land is currently vacant. The surrounding neighborhood consists of single-family residences.

The proposed "Parcel A" and "Parcel B" are dimensionally conforming to the applicable provisions of the Zoning By-Law and the proposed use for single family dwelling houses is allowed by right as referenced in the Plan.

Attach Building Permit Denial letter if applicable.

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

Signatures:

Applicant/Agent: /s/ Jason A. Panos, Esq. Applicant's Name: Jason A. Panos, Esq.

Agent's Relationship to Applicant: Attorney Firm: The Panos Law Group

Owner: _____ Owner's Name: _____

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

Attach Building Permit Denial letter if applicable.

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

Signatures:

Applicant/Agent: _____ Applicant's Name: _____

Agent's Relationship to Applicant: _____ Firm: _____

Owner: Sue Robertson Owner's Name: SUE E Robertson

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

Subdivision Application Supplemental Form:

Approval Sought:

Preliminary Plan Definitive Plan Plan Modification Lot Line Revision

Approval Not Required (ANR)

Subdivision Name (if not an ANR): N/A

Number of Lots Proposed: 2 Total Acreage: 1.41 acres +/- Total Open Space: N/A

Linear Feet of Proposed/Modified Road: Highland Road: 540 ft+/-; Ballard Road: 480 ft +/-

Are there any easements or deed restrictions on/in the development? (Attach copies): No.

Will the development be any of the following?

Senior Residential Community (See Ch.282 §7.2): N/A

Cluster Development (See Ch.282 §7.3): N/A

Assisted Elderly Facilities (See Ch.282 §7.4): N/A

Multi-family Dwelling (See Ch.282 §7.5): N/A

Accessory Family Dwelling (See Ch.282 §7.6): N/A

Additional Considerations:

Is the project in a Flood Hazard Area? (See Ch.282 §8): No.

Was a plan submitted to the Conservation Commission? No. If yes, when? N/A

Will a plan be submitted? Yes* If no, signature of Conservation Agent: N/A

Is the site within 500 ft. of another municipality? No.

Does the property contain walking trails and/or trees 14" in diameter or larger? Yes.

* For purposes of Stormwater Management approval.

Additional Parties:

Engineer: Marc Alencar, MP Design Consultants Phone: (617) 560-0778 Email: marc.alencar@mpdconsultants.com

Architect: N/A Phone: _____ Email: _____

Landscape Architect: N/A Phone: _____ Email: _____

Attorney: Jason A. Panos, Esq., The Panos Law Group Phone: (978) 406-9979 x 1 Email: jpanos@panos-law.com

Approval Not Required Application Supplemental Form (Form A):

The applicant wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The applicant believes that such approval is not re-quired for the following reasons: (Circle as appropriate.)

1. The accompanying plan is not a subdivision because - plan does not show a division of land.

2. The division of the tract of land shown on the accompanying plan is not a subdivision because every lot is shown on the plan has frontage of at least such distance as is presently required by the Code, Town of Ashland, Chapter 282 [Zoning] under Section 4.0 which requires 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on: **Highland Road (155.21 +/- ft) and Ballard Road (162.31 +/- ft respectively.**

a. a public way, or way which the Town Clerk certifies is maintained and used as a public way, namely:

_____, or

b. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely:

*See Plan Reference Below. _____ on January 1950, and subject to the following conditions:

*"Plan of Lots belonging to Santo and Marietta Romeo, Ashland, Mass." recorded as PlanNo. 75 of 1950. Said plan created Highland Road and Ballard Road in current use.
or,

a private way in existence on _____, the date when the Subdivision Control Law became effective in the Town of Ashland having, in the opinion of the Planning Board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected there-on, namely _____.

3. The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance/other instrument, namely Conveyance of Lots from Plan which adds to/takes away from/changes the size and shape of, lots in such a manner so that no lot affected is left without frontage as required by the Code, Town of Ashland, Chapter 282 [Zoning], Section 4.0, which requires 150 feet.

4. The division of the tract of land shown on the accompanying plan is not a subdivision because two (2) or more buildings, specifically N/A buildings were standing on the plan prior to N/A, the date when the Subdivision Control Law went into effect in the Town of Ashland and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: N/A. The land is currently vacant.

5. Other reasons or comment: (See M.G.L., Chapter 41, Section 81-L

See ANR Plan Note 2 regarding purpose of lot division to create Parcel A and Parcel B. See also ANR Plan Note 3 regarding creation of certain right of way easements maintaining Highland Road and Ballard Road private rights of way. See also ANR Plan Note 4 (sheet 2) regarding legal existence of Lots 16, 17, 21, 28, 29, 30, and 31 referred to on recorded Plan referenced in Section 2.b. above. Note too, Ashland Fire Department Deputy Chief, Lyn Moraghan reviewed the swept path analysis for the 2 proposed cul de sacs at Highland Road and Ballard Road and determined that the Town's

Tower Truck can navigate the proposed cul-de-sac without damage to the apparatus. See January 7, 2026 email memorandum included herewith.

Application for Approval of a Definitive Subdivision Plan

Form C

Also, can be used for a Preliminary Subdivision Plan (Form B)

The undersigned, being the applicant as defined under M.G.L. Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled:

By: _____ Dated: _____

And described as:

Located: _____

Number of lots proposed: _____ Total acreage: _____

Hereby submits said plan as a Definitive Subdivision Plan in accordance with the Rules and Regulations of the Ashland Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from: _____

By deed dated: _____ and recorded in the: _____ Registry of Deeds,

Book: _____, Page: _____, and said Registry District of the Land Court, Certificate of

Title No.: _____

And said land is free from encumbrances except for the following: _____

Did the plan evolve from a preliminary plan? _____ Date submitted: _____

Was it approved? _____ Date of decision: _____

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

Signatures:

Applicant/Agent: _____ Applicant's Name: _____

Agent's Relationship to Applicant: _____ Firm: _____

Owner: _____ Owner's Name: _____

Board of Health Stamp:

Application Requirements

All applications:

- All applications must include a fully completed application form and two checks for the full amount of the application fee and the peer review deposit made to the Town of Ashland.
- All applications must include a copy of the Assessor's Card for the property or properties in question.
- Attach Building Permit Denial letter if applicable.
- All other applicable taxes and fees on the property must be paid before any permits can be issued. It is strongly advised to check with the Treasurer's Office before the application process is begun.
- Applications for Special Permits must include the type of permit applied for: use, Flood Plain Overlay District, environmental standards, parking, landscaping, loading requirements, adult entertainment, or any other Special Permit type.

Special Permit, Site Plan Review and Subdivision Approval Applications:

All site plan review and subdivision approval applications must include four (4) copies of the Site Plan and/or Design Plan, two (2) 24x36", and ten (10) 11x17" sizes. Please discuss with the Planning Department plans or information that may be required specific to your project. In addition, a .pdf version of the submitted plans must be either handed to the Planning Department or sent by email to planning@ashlandmass.com. A georeferenced CAD file (NAD83) of the as-built plans is required before occupancy permits are issued.

Special Permit applicants must submit a certified abutter's list of abutters within 300' of the subject property. Abutters lists are requested from the Assessor's Office at least 10 days before the application deadline.

Please note that Definitive Subdivision Applications must include all items as required in Chapter 344 Section 8 of the town bylaws unless specifically waived by the Planning Board.

All peer review deposits must include a W-9 form if the town does not already have this on file. This is to allow us to return any remaining funds at the end of the process. Applicants may request a balance of the funds at any time.

Scenic Road Special Permit:

All scenic road special permits must include three (3) copies of the plans along with an electronic copy of submitted materials.

Earth Removal Special Permit:

All earth removal permits must include three (3) copies of the contour plan showing original grades and drainage, along with three (3) copies of the same at completion. The application must also include a detail of the amount and type of material to be removed, and the proposed truck route including truck size.

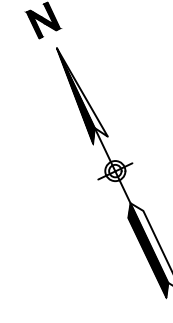
Site Alteration Special Permit:

Site Alteration Permits must include photographs of the site, location of trees and vegetation, number of landscaping materials, a certified plot plan, a timetable and a written narrative of the reasons for the project and how erosion will be controlled. See Chapter 282 Section 5.8 for exact requirements.

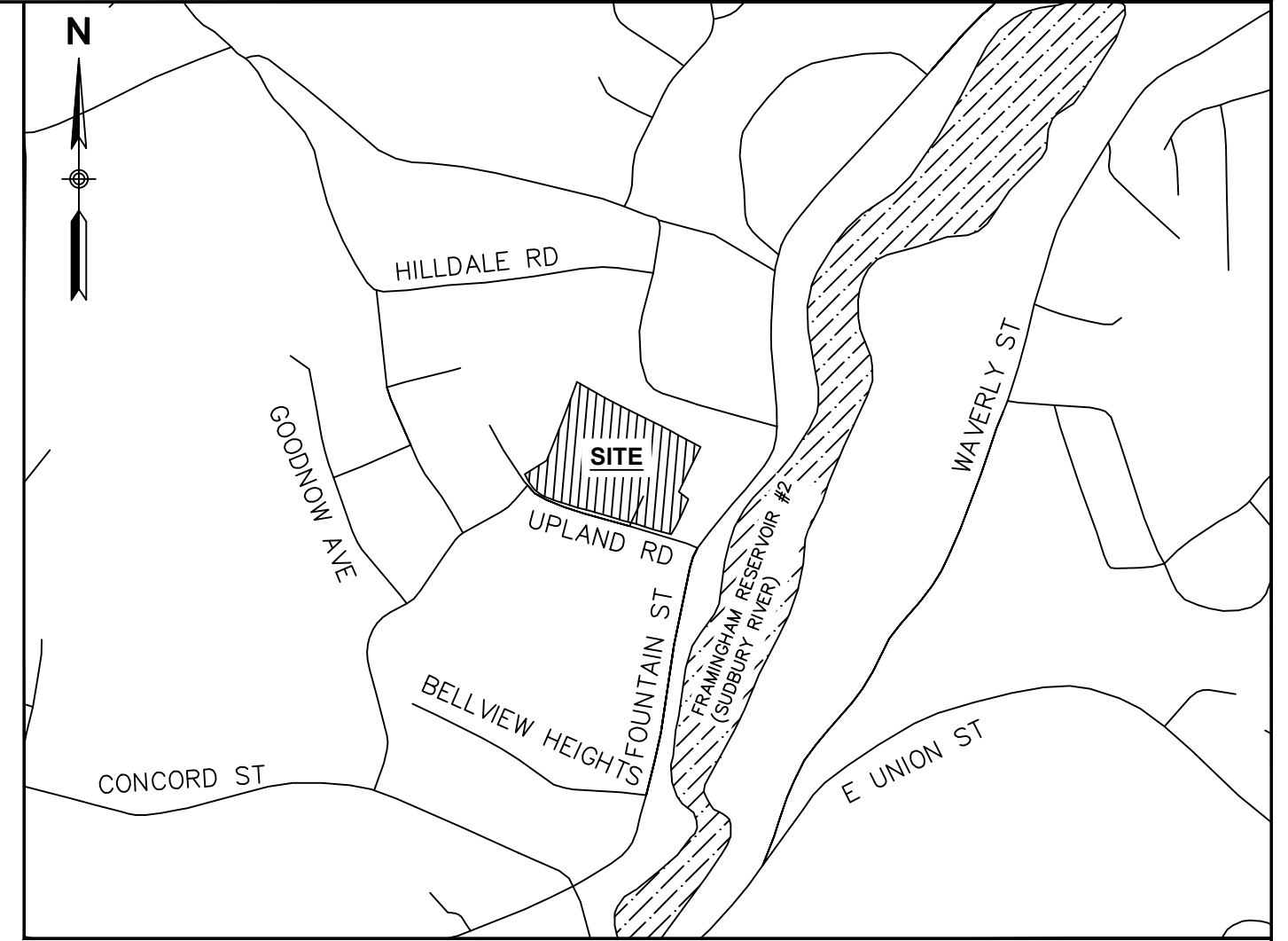
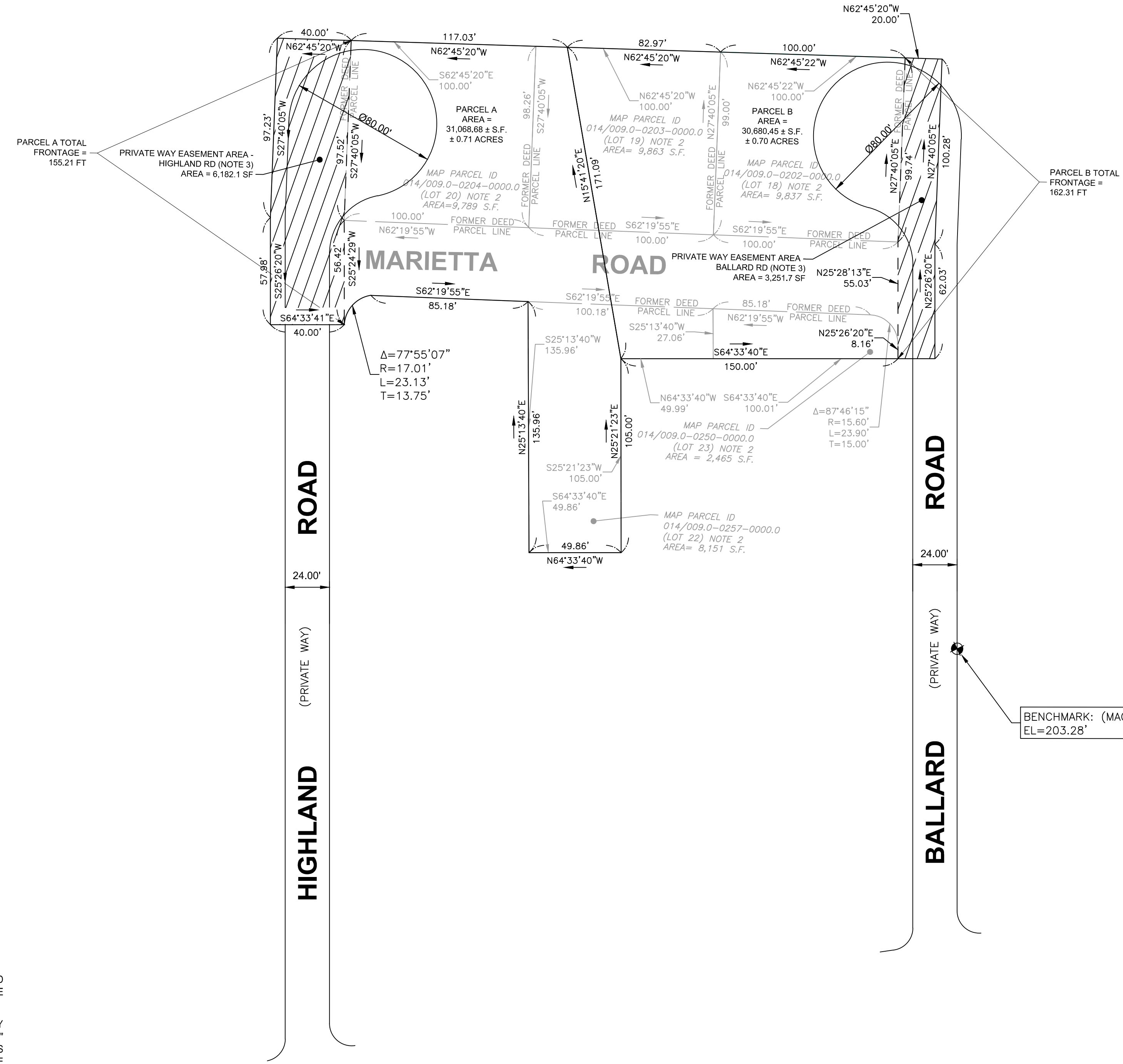
Ashland Planning Department Fees

<u>Site Plan Review:</u>	
Industrial/Commercial (Square Feet)	\$775
0-2,000 SF	\$1,025 + peer review deposit of \$2,000
2,001-5,000 SF	\$2,025 + peer review deposit of \$2,000
5,001-10,000 SF	\$2,025 + \$0.15 per SF of Gross Floor Area + peer review deposit of \$3,500
Greater than 10,000 SF	\$2,025 + \$0.15 per SF of Gross Floor Area + peer review deposit of \$6,000
Residential:	\$25 + \$250 per residential unit + peer review deposit of \$2,500
<u>Special Permit Application:</u>	\$400
<u>Special Permit Modification*:</u>	\$400* (may be waived at Board's discretion if changes are deemed minor)
<u>Subdivision Application:</u>	
Approval Not Required:	\$250 + \$150 per additional lot created
Preliminary Plan Approval:	\$1,600 + \$150 per additional lot created + peer review deposit of \$2,500
Definitive Plan Approval:	\$2,100 + \$500 per lot + peer review deposit of \$5,000
Modification of Preliminary Plan:	\$1,600 + peer review deposit of \$1,500
Modification of Definitive Plan:	\$1,600 + peer review deposit of \$2,500
<u>Other Costs:</u>	
Lot Release:	\$150 per lot
Lot Re-Release:	\$50 per lot
Design Review Fee:	\$50
Abutter List:	\$2 per abutter, \$50 max (Obtained at Assessors Department)

Revised by Planning Department 1/17/2024



FOR REGISTRY USE ONLY



LOCUS MAP

LEGEND

- BM # BENCHMARK
- BOUND (CONC. STONE, LAND COURT, ETC.)
- DSK DISK (CAT, USC&GS, LAND COURT, ETC.)
- DH DRILL HOLE
- RB REBAR MARKER
- CB CONCRETE BOUND
- DH DRILL HOLE
- SB STONE BOUND
- EL ELEVATION
- ▨ PRIVATE WAY EASEMENT

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW ASHLAND PLANNING BOARD

DATE: _____

SIGNING OF THIS PLAN BY ASHLAND PLANNING BOARD DOES NOT PRESUME THE CREATION OF LOTS CONFORMING TO THE ZONING BYLAWS OF THE TOWN OF ASHLAND.

SUBDIVISION APPROVAL NOT REQUIRED
 PLAN OF LAND
 HIGHLAND ROAD
 IN
ASHLAND
 MASSACHUSETTS

General Notes

- 1) REFERENCE IS MADE TO A PLAN ENTITLED "PLAN OF LOTS BELONGING TO SANTO AND MARIETTA ROMEO, ASHLAND, MASS." DATED JANUARY 1950 AND RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NO. 75 OF 1950 (THE "PLAN").
- 2) THE PURPOSE OF THIS ANR IS TO CREATE "PARCEL A" AND "PARCEL B" FROM AND BY RECONFIGURING LOTS 18, 19, 20 AND PORTIONS OF LOT 22 AND LOT 23, "MARIETTA ROAD" AND PORTIONS OF THE PRIVATE WAYS KNOWN AS HIGHLAND ROAD AND BALLARD ROAD AS REFERENCED IN THE PLAN AND WHICH NEWLY CREATED LOTS CONFORM TO THE APPLICABLE "ZONING REQUIREMENTS" OF ASHLAND ZONING BYLAW IN EFFECT AS REFERENCED IN THIS ANR PLAN.
- 3) NEWLY CREATED PARCEL A AND PARCEL B ARE SUBJECT TO RIGHT OF WAY EASEMENTS CREATING THE RIGHTS IN OWNERS OF LOTS 16, 17, 29 AND 30, BY REFERENCE TO THE PLAN, AND OTHERS TO PASS AND RE-PASS AND TO LAY UTILITIES IN THE SAME MANNER AS STREETS AND WAYS ARE USED IN THE TOWN OF ASHLAND AND FOR THE PURPOSES OF MAINTAINING REQUIRED FRONTAGE OF THOSE REFERENCED LOTS, PARCEL A AND PARCEL B AND WHICH EASEMENTS AREAS ARE REFERRED TO IN THIS ANR PLAN AS "PRIVATE WAY EASEMENT AREA- HIGHLAND ROAD" AND "PRIVATE WAY EASEMENT AREA-BALLARD ROAD", RESPECTIVELY. HIGHLAND ROAD AND BALLARD ROAD ARE PRIVATE WAYS.
- 4) ABUTTERS INFORMATION IS TAKEN FROM THE TOWN OF ASHLAND ASSESSORS DATABASE AS OF DECEMBER 2025. REFERENCED PARCELS ARE SUBJECT TO EASEMENTS RESTRICTIONS, AND CONDITIONS OF RECORD, IF ANY.
- 5) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY PFS LAND SURVEYING INC. IN DECEMBER 2025 AND FROM DEEDS AND REFERENCED PLANS OF RECORD.
- 6) THE EXISTING CONDITIONS SHOWN ON THIS ANR PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY PFS LAND SURVEYING INC. IN DECEMBER 2025.
- 7) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAD OF 1988.
- 8) PARCEL A AND PARCEL B DO NOT LIE IN ANY ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF ASHLAND, MASSACHUSETTS, COMMUNITY PANEL NUMBER 25017C0514F, EFFECTIVE DATE JULY 7, 2014.
- 9) BASED ON AVAILABLE INFORMATION AND FIELD OBSERVATIONS, NO CONSERVATION RESOURCE AREAS, INCLUDING WETLANDS, WETLAND BUFFER ZONES, OR RIVERFRONT AREAS, ARE LOCATED WITHIN THE LIMITS OF THE PROPOSED PROJECT BOUNDARIES.

ZONING TABLE			
ZONING REQUIREMENT	REQUIRED	PROPOSED - PARCEL A	PROPOSED - PARCEL B
ZONING DISTRICT	RESIDENTIAL A	RESIDENTIAL A	RESIDENTIAL A
MINIMUM LOT AREA	30,000 SF	31,068.68 SF	30,680.45 ST
MINIMUM LOT FRONTAGE	150 FT	155.21 FT	162.31 FT
FRONT YARD SETBACK	40 FT	-	-
SIDE YARD SETBACK	10 FT	-	-
REAR YARD SETBACK	30 FT	-	-

DEED REFERENCES - MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
 DEED BOOK AND PAGE 20384-564 DEED BOOK AND PAGE 80848-304
 DEED BOOK AND PAGE 71792-561 DEED BOOK AND PAGE 25063-435
 DEED BOOK AND PAGE 80618-113 DEED BOOK AND PAGE 14056-345
 DEED BOOK AND PAGE 45363-141 DEED BOOK AND PAGE 80881-282
 DEED BOOK AND PAGE 74065-124 DEED BOOK AND PAGE 78394-134
 DEED BOOK AND PAGE 69538-286 DEED BOOK AND PAGE 51534-403
 DEED BOOK AND PAGE 41453-213
 DEED BOOK AND PAGE 73954-571
 DEED BOOK AND PAGE 24111-142
 DEED BOOK AND PAGE 78412-353

PLAN REFERENCES - MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
 PLAN 108 OF 1965
 PLAN 76 OF 1950
 PLAN 65 OF 1985
 PLAN 36 OF 1991
 PLAN 214 OF 2003
 PLAN 214 OF 2002
 PLAN 332 OF 2002
 PLAN 670 OF 2019
 PLAN 741 OF 1989
 PLAN 898 OF 1998
 PLAN 957 OF 1997
 PLAN 1088 OF 1984

OWNERS: DEBORAH M. SCHUEPBAH, JEAN M. ROBERTSON,
 SUE E. ROBERTSON,
 CO-TRUSTEES OF THE ROBERTSON NOMINEE TRUST
 BK. 51534, PG. 403

Certification

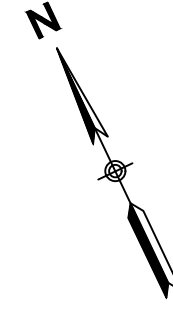
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PREPARED BY: PFS Land Surveying
 20 Balch Ave
 Groveland, MA 01834
 (508) 446-0781

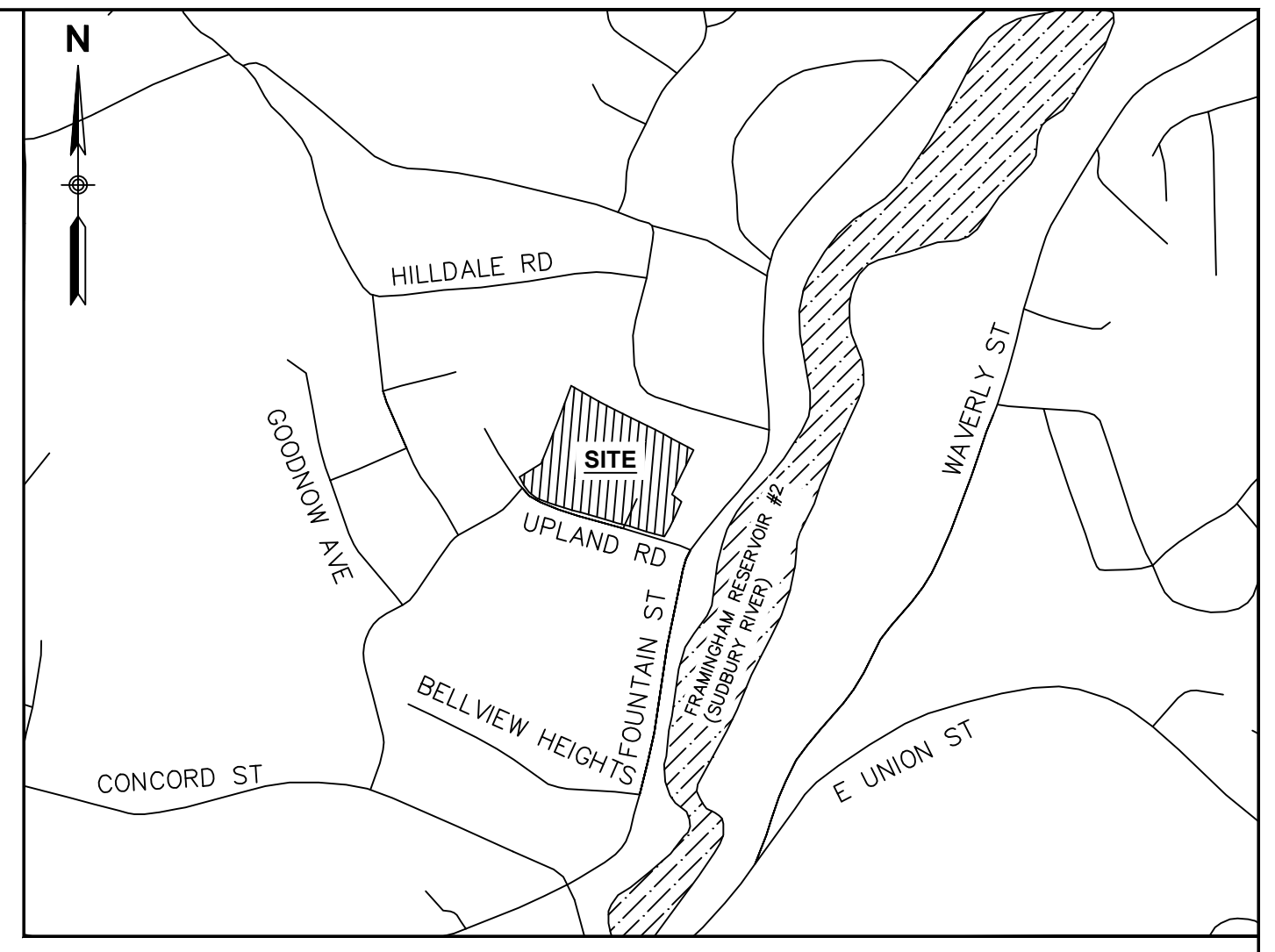
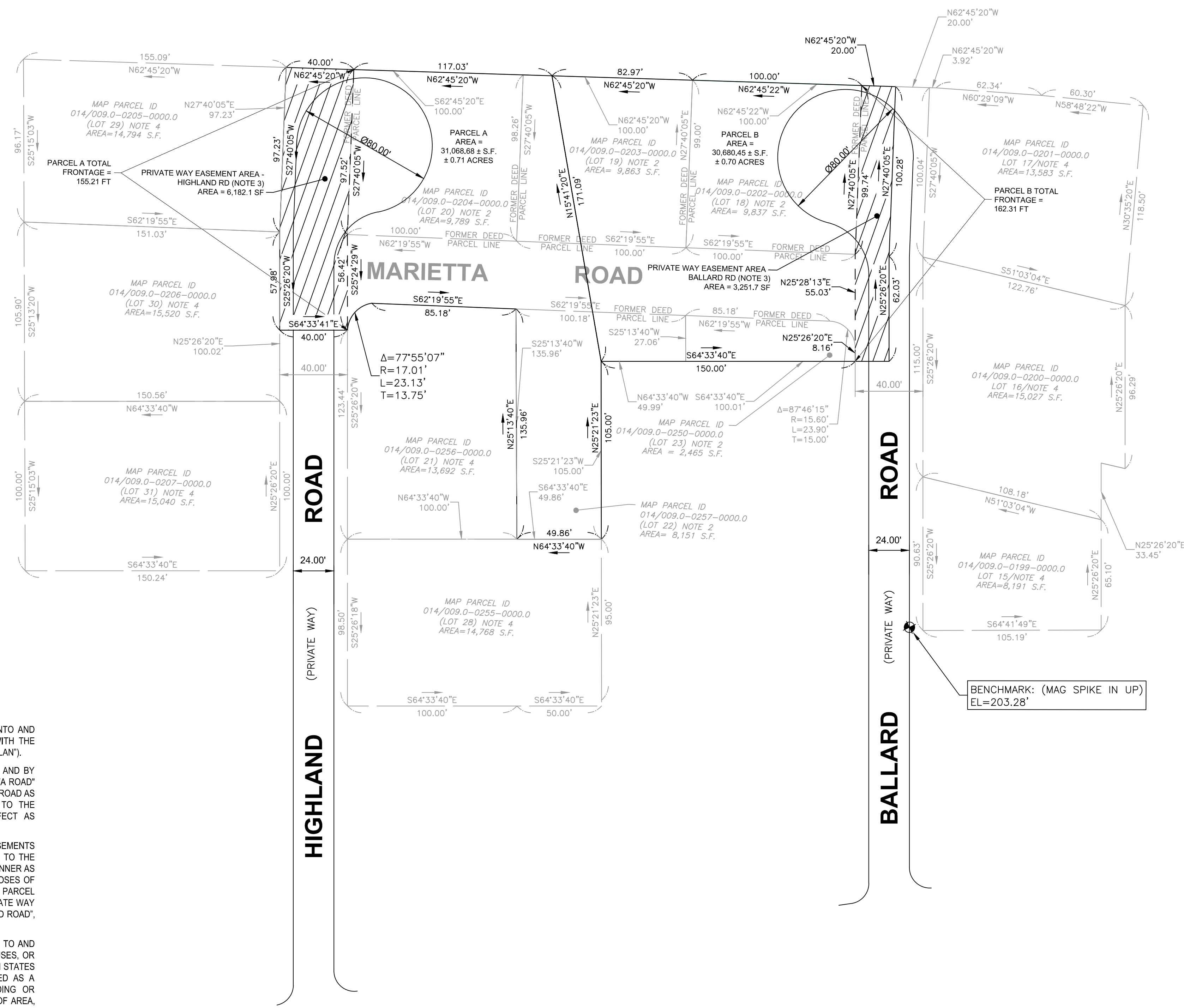
SCALE: 1"=40'

DATE: JANUARY 14, 2026

DATE _____ PROFESSIONAL LAND SURVEYOR



FOR REGISTRY USE ONLY



LOCUS MAP

LEGEND

- Legend items: BM # BENCHMARK, BOUND (CONC, STONE, LAND COURT, ETC.), DSK DISK (CAT, USC&GS, LAND COURT, ETC.), DH DRILL HOLE, RB REBAR MARKER, CB CONCRETE BOUND, DRILL HOLE, SB STONE BOUND, EL ELEVATION, PRIVATE WAY EASEMENT

General Notes

- General Notes 1-10 detailing survey references, plan purpose, easements, zoning requirements, and survey information.

ZONING TABLE with columns for ZONING REQUIREMENT, RESIDENTIAL A, PROPOSED - PARCEL A, and PROPOSED - PARCEL B.

DEED REFERENCES - MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS

PLAN REFERENCES - MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS

OWNERS: DEBORAH M. SCHUEPBAH, JEAN M. ROBERTSON, SUE E. ROBERTSON, CO-TRUSTEES OF THE ROBERTSON NOMINEE TRUST

Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PREPARED BY: PFS Land Surveying, 20 Balch Ave, Groveland, MA 01834

SCALE: 1"=40'

DATE: JANUARY 14, 2026

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW ASHLAND PLANNING BOARD

DATE: _____

SIGNING OF THIS PLAN BY ASHLAND PLANNING BOARD DOES NOT PRESUME THE CREATION OF LOTS CONFORMING TO THE ZONING BYLAWS OF THE TOWN OF ASHLAND.

SUBDIVISION APPROVAL NOT REQUIRED PLAN OF LAND HIGHLAND ROAD IN ASHLAND MASSACHUSETTS

DATE PROFESSIONAL LAND SURVEYOR

SHEET 2 OF 2



Situs : 0 MARIETTA RD

Map ID: 014/009.0-0202-0000.0

Map: 009.0 Block: 0202 Lot: 0000.0

Card: 1 of 1

Printed: January 14, 2026

CURRENT OWNER

SCHUEPBACH D & ROBERTSON J & S
CO-TRSTS ROBERTSON NOMINEE TR
49 EASTVIEW RD
HOPKINTON MA 01748

GENERAL INFORMATION

Tax Class	Price	1	Road Type	TWO-WAY
NBHD 404.01	Sale Date	08/05/08	Road Condition	PAVED
Class 132	Type	Land	Traffic	MEDIUM
Calc'd .23	Validity	No-Partial	Water	
Acres	Grantor	ROBERTSON DOROTHY	Sewer	
	Book/Page	51534 / 0403		

Land Information

Seg	Type	Code	NBHD	Zone	Method	Sq Ft	Acres	Infl Fact	Infl %	Value	Sup?	Class
1	U	132	404.01	R1	A	10019	.23			5,320	N	R

Assessment Information

	Assessed	Cost	Income	Market
Current Land	5,300	5,300	0	0
Current Building	0	0	0	0
Current Total	5,300	5,300	0	0
Current Net Assessment	5,300			
Prior Year Land	5,300	5,300	0	0
Prior Year Building	0	0	0	0
Prior Year Total	5,300	5,300	0	0
Prior Year Net Assessment	5,300			

Entrance Information

Date	ID	Entry Code	Source
16-JUN-07	REB		
01-JAN-00	REB		

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
------	--------	--------	------	-----	--------	-------	-----------	-------



Situs : 0 MARIETTA RD

Map ID: 014/009.0-0203-0000.0

Map: 009.0 Block: 0203 Lot: 0000.0

Card: 1 of 1

Printed: January 14, 2026

CURRENT OWNER

SCHUEPBACH D & ROBERTSON J & S
CO-TRSTS ROBERTSON NOMINEE TR
49 EASTVIEW RD
HOPKINTON MA 01748

GENERAL INFORMATION

Tax Class	Price	1	Road Type	TWO-WAY
NBHD 404.01	Sale Date	08/05/08	Road Condition	PAVED
Class 132	Type	Land	Traffic	MEDIUM
Calc'd .23	Validity	No-Partial	Water	
Acres	Grantor	ROBERTSON DOROTHY	Sewer	
	Book/Page	51534 / 0403		

Land Information

Seg	Type	Code	NBHD	Zone	Method	Sq Ft	Acres	Infl Fact	Infl %	Value	Sup?	Class
1	U	132	404.01	R1	A	10019	.23			5,320	N	R

Assessment Information

	Assessed	Cost	Income	Market
Current Land	5,300	5,300	0	0
Current Building	0	0	0	0
Current Total	5,300	5,300	0	0
Current Net Assessment	5,300			
Prior Year Land	5,300	5,300	0	0
Prior Year Building	0	0	0	0
Prior Year Total	5,300	5,300	0	0
Prior Year Net Assessment	5,300			

Entrance Information

Date	ID	Entry Code	Source
16-JUN-07	REB		
01-JAN-00	REB		

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
------	--------	--------	------	-----	--------	-------	-----------	-------



Situs : 0 MARIETTA RD

Map ID: 014/009.0-0204-0000.0

Map: 009.0 Block: 0204 Lot: 0000.0

Card: 1 of 1

Printed: January 14, 2026

CURRENT OWNER

SCHUEPBACH D & ROBERTSON J & S
CO-TRSTS ROBERTSON NOMINEE TR
49 EASTVIEW RD
HOPKINTON MA 01748

GENERAL INFORMATION

Tax Class	Price	1	Road Type	TWO-WAY
NBHD 404.01	Sale Date	08/05/08	Road Condition	PAVED
Class 132	Type	Land	Traffic	MEDIUM
Calc'd .23	Validity	No-Partial	Water	
Acres	Grantor	ROBERTSON DOROTHY	Sewer	
	Book/Page	51534 / 0403		

Land Information

Seg	Type	Code	NBHD	Zone	Method	Sq Ft	Acres	Infl Fact	Infl %	Value	Sup?	Class
1	U	132	404.01	R1	A	10019	.23			5,320	N	R

Assessment Information

	Assessed	Cost	Income	Market
Current Land	5,300	5,300	0	0
Current Building	0	0	0	0
Current Total	5,300	5,300	0	0
Current Net Assessment	5,300			
Prior Year Land	5,300	5,300	0	0
Prior Year Building	0	0	0	0
Prior Year Total	5,300	5,300	0	0
Prior Year Net Assessment	5,300			

Entrance Information

Date	ID	Entry Code	Source
16-JUN-07	REB		
01-JAN-00	REB		

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
------	--------	--------	------	-----	--------	-------	-----------	-------



Situs : 0 MARIETTA RD

Parcel Id: 014/009.0-0204-0000.0

Class: VACANT LAND - UNDEVELOPABLE

Card: 1 of 1

Printed: January 14, 2026

Dwelling Information

Style	Year Built
Story height	Eff Year Built
Attic	Roof
Exterior Walls	Foundation
Masonry Trim	SFLA

Basement

Basement	# Car Bsmt Gar
Bsmt Area	Bsmt Grade
Fin Bsmt Area	Fin Bsmt Grade
BSMT RecRm Area:	

Heating & Cooling

Fireplaces

Heating/AC	Fireplaces
Fuel Type	
System Type	

Room Detail

Bedrooms	Full Baths
Total Rooms	Half Baths
Custom Feat 1 -	Extra Fixtures
# of Custom Feat 1	Kitchen Quality
Custom Feat 2 -	Bath Quality
# of Custom Feat 2	

Adjustments

Int vs Ext	Unfinished Area
	Occupancy

Grade & Depreciation

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	RCNLD

Dwelling Computations

% Good	Economic
% Good Override	% Complete
Functional	C&D Factor

Permits

Num	Date	ID	Amount	Type	Description	% Complete	Open/Closed	Inspection	Completed	Fee
-----	------	----	--------	------	-------------	------------	-------------	------------	-----------	-----



Situs : 0 MARIETTA RD

Parcel Id: 014/009.0-0250-0000.0

Class: VACANT LAND - UNDEVELOPABLE

Card: 1 of 1

Printed: January 14, 2026

Dwelling Information

Style	Year Built
Story height	Eff Year Built
Attic	Roof
Exterior Walls	Foundation
Masonry Trim	SFLA

Basement

Basement	# Car Bsmt Gar
Bsmt Area	Bsmt Grade
Fin Bsmt Area	Fin Bsmt Grade
BSMT RecRm Area:	

Heating & Cooling

Fireplaces

Heating/AC	Fireplaces
Fuel Type	
System Type	

Room Detail

Bedrooms	Full Baths
Total Rooms	Half Baths
Custom Feat 1 -	Extra Fixtures
# of Custom Feat 1	Kitchen Quality
Custom Feat 2 -	Bath Quality
# of Custom Feat 2	

Adjustments

Int vs Ext	Unfinished Area
	Occupancy

Grade & Depreciation

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	RCNLD

Dwelling Computations

% Good	Economic
% Good Override	% Complete
Functional	C&D Factor

Permits

Num	Date	ID	Amount	Type	Description	% Complete	Open/Closed	Inspection	Completed	Fee
-----	------	----	--------	------	-------------	------------	-------------	------------	-----------	-----



Situs : 0 MARIETTA RD

Map ID: 014/009.0-0257-0000.0

Map: 009.0 Block: 0257 Lot: 0000.0

Card: 1 of 1

Printed: January 14, 2026

CURRENT OWNER

SCHUEPBACH D & ROBERTSON J & S
CO-TRSTS ROBERTSON NOMINEE TR
100 FOUNTAIN ST
ASHLAND MA 01721

GENERAL INFORMATION

Tax Class	Price	1	Road Type	TWO-WAY
NBHD 404.01	Sale Date	08/05/08	Road Condition	PAVED
Class 132	Type	Land	Traffic	MEDIUM
Calc'd .18	Validity	No-Partial	Water	
Acres	Grantor	ROBERTSON DOROTHY	Sewer	
	Book/Page	51534 / 0403		

Land Information

Seg	Type	Code	NBHD	Zone	Method	Sq Ft	Acres	Infl Fact	Infl %	Value	Sup?	Class
1	U	132	404.01	R1	A	7841	.18			5,020	N	R

Assessment Information

	Assessed	Cost	Income	Market
Current Land	5,000	5,000	0	0
Current Building	0	0	0	0
Current Total	5,000	5,000	0	0
Current Net Assessment	5,000			
Prior Year Land	5,000	5,000	0	0
Prior Year Building	0	0	0	0
Prior Year Total	5,000	5,000	0	0
Prior Year Net Assessment	5,000			

Entrance Information

Date	ID	Entry Code	Source
16-JUN-07	REB		
01-JAN-00	REB		

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
------	--------	--------	------	-----	--------	-------	-----------	-------



Situs : 0 MARIETTA RD

Parcel Id: 014/009.0-0257-0000.0

Class: VACANT LAND - UNDEVELOPABLE

Card: 1 of 1

Printed: January 14, 2026

Dwelling Information

Style	Year Built
Story height	Eff Year Built
Attic	Roof
Exterior Walls	Foundation
Masonry Trim	SFLA

Basement

Basement	# Car Bsmt Gar
Bsmt Area	Bsmt Grade
Fin Bsmt Area	Fin Bsmt Grade
BSMT RecRm Area:	

Heating & Cooling

Fireplaces

Heating/AC	Fireplaces
Fuel Type	
System Type	

Room Detail

Bedrooms	Full Baths
Total Rooms	Half Baths
Custom Feat 1 -	Extra Fixtures
# of Custom Feat 1	Kitchen Quality
Custom Feat 2 -	Bath Quality
# of Custom Feat 2	

Adjustments

Int vs Ext	Unfinished Area
	Occupancy

Grade & Depreciation

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	RCNLD

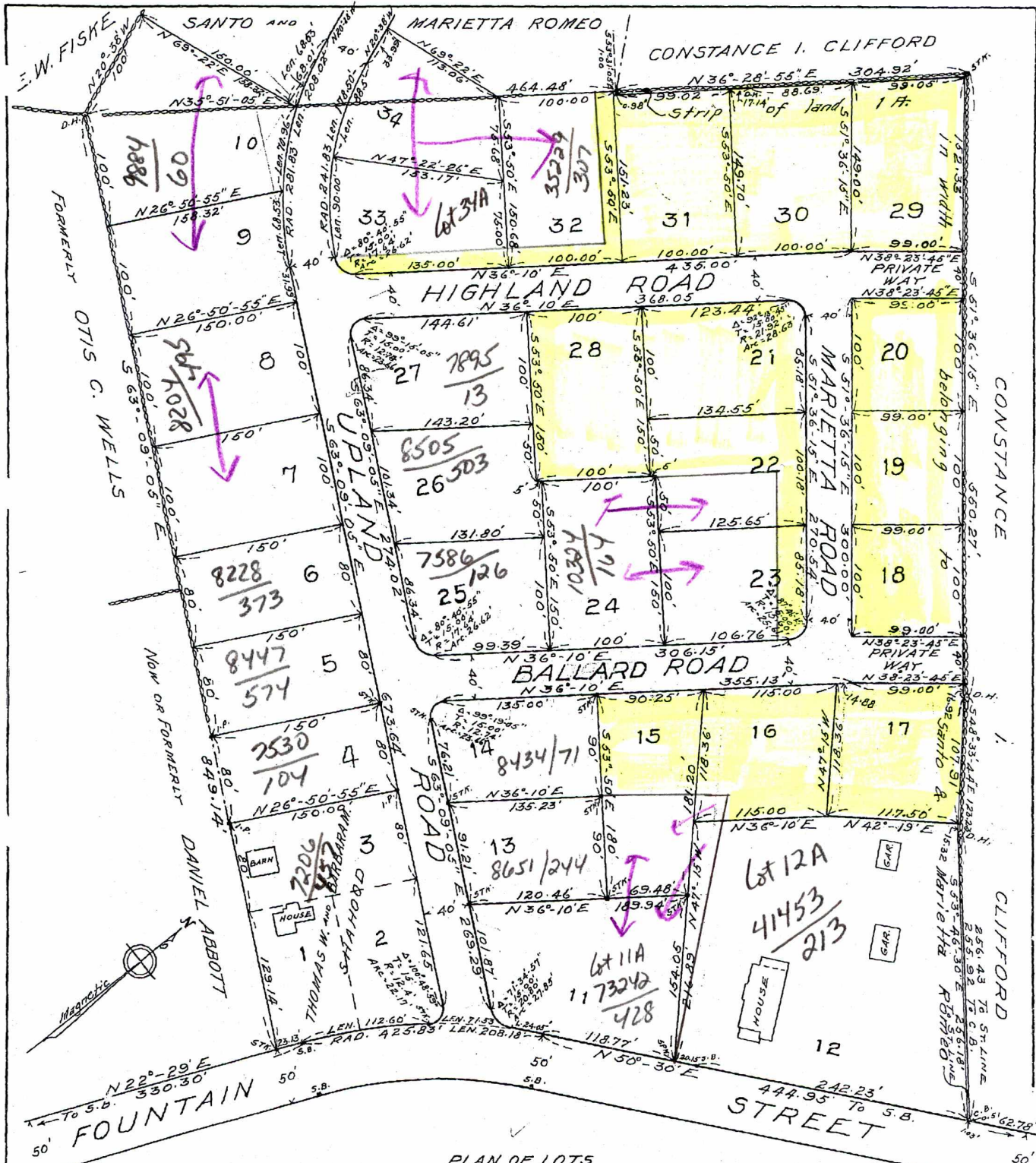
Dwelling Computations

% Good	Economic
% Good Override	% Complete
Functional	C&D Factor

Permits

Num	Date	ID	Amount	Type	Description	% Complete	Open/Closed	Inspection	Completed	Fee
-----	------	----	--------	------	-------------	------------	-------------	------------	-----------	-----

3/5 1" = 100'



Middlesex Registry of Deeds, So. Dist.
 CAMBRIDGE, MASS.
 Plan recorded 76 of 1950
 JAN. 16, 1950 at 2:25 P.M.
 ALONE, No. No.
 Recorded, Book Page
 Attest: *Charles E. Dearborn* ENGR

PLAN OF LOTS
 BELONGING TO
SANTO AND MARIETTA ROMEO
 ASHLAND, MASS.
 Charles E. Dearborn, Engr. January 1950
 SCALE ~ 1 INCH = 60 FEET.

7530 - 114

116



From: Marc Alencar marc.alencar@mpdconsultants.com
Subject: FW: Requested Memo
Date: January 7, 2026 at 3:56 PM
To: Jason Panos jpanos@panos-law.com, Lucas Barbeta lucas.barbeta@mpdconsultants.com, Eduardo Pinotti eduardo.pinotti@mpdconsultants.com
Cc: Sander Depietri s@depietri.com

For reference is the support from Ashland Fire on the cul-de-sac turning radius.

Thank you

Marc Alencar | President
 Business +1 (617) 560-0778 | marc.alencar@mpdconsultants.com

MP Design Consultants | Designing and Managing Your Dream™
 118 Turnpike Road, Suite 200, Southborough, MA 01772

www.mpdconsultants.com

This e-mail communication and any attachments may contain confidential and privileged information for the use of the designated recipients named above. If you are not the intended recipient, you are hereby notified that you have received this communication in error and that any review, disclosure, dissemination, distribution or copying of it or its contents is strictly prohibited. If you have received this communication in error, please notify the sender by return e-mail and delete and/or delete all copies of this communication and any attachments.

From: Lyn Moraghan <lmoraghan@ashlandfire.com>
Sent: Wednesday, January 7, 2026 3:52 PM
To: Marc Alencar <marc.alencar@mpdconsultants.com>
Cc: Keith Robie <krobie@ashlandfire.com>; Jasmin Farinacci <jfarinacci@ashlandmass.com>
Subject: Requested Memo

To: Planning Board Committee
From: Deputy Chief Lyn Moraghan
Date: January 7th, 2026

After reviewing the submitted plans for the project located on Ballard Road, I can confirm that the swept path analysis indicates our Tower Truck can navigate the proposed cul-de-sac without damage to the apparatus. To ensure the fire apparatus can successfully maneuver through this area, parking must be prohibited to maintain the necessary right of way. Consequently, "No Parking At Any Time" signage must be installed throughout each cul-de-sac.

--

	<p>Lyn Moraghan Deputy Chief Ashland Fire Department a. 12 Union Street Ashland MA, 01721 p: (508) 532 7993</p>
--	--

Please remember when writing or responding, the Massachusetts Secretary of State has determined that e-mail is a public record. This e-mail is intended to be conveyed only to the designated recipient(s) named above. Any use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful.