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Ashland Zoning Board of Appeals
101 Main Street
Ashland, MA 01721

February 5, 2026

Attention: Ms. Jasmin Farinacci
Director of Planning and Economic Development

Subject: 55 West Union Street – 40B Project
Abutter Comments / Concerns

Dear Ms. Farinacci,

The Applicant is in receipt of review comments and concerns provided by the project abutter in an email dated January 27, 2026. The proposed Site Plans and Landscape Plans have been modified, where we believe each item has been addressed as outlined below.

- 1. Lower Driveway Curb Cut** - Connorstone Engineering has performed additional topographic survey along the common property line to verify the location of the lower driveway, curb cut, retaining wall, and site features along the property line. These features are shown on the modified site plans, and the limit of work has been defined where the proposed project would not impact the abutter's lower driveway, the existing curb cut, or access to the abutting property.
- 2. Snow Storage at the Lower Driveway** - The modified site plan has included a 6-foot privacy fence between the proposed parking lot and the abutting property and driveway area, which would prevent excessive snow stockpiling in the area. It should also be noted that the proposed parking area would be at a lower elevation than the abutting driveway, and potential melt water would drain back toward the proposed parking area.
- 3. Lower Driveway Retaining Wall Details** - The area between the proposed parking lot and the abutting property line has been revised to replace the previously shown riprap slope with a new retaining wall. The wall would run parallel along the property line and then and connect into the existing wall where it encroaches over the property line. The retaining wall would also allow sufficient space to locate a privacy fence and landscaping along the abutting property line.
- 4. Snow Storage at the Rear Property Line** - The modified site plan has included a 6-foot privacy fence between the proposed parking lot and the abutter's rear property line, which would prevent excessive snow stockpiling in the area.
- 5. Perimeter Fence** - The modified site plan has included a 6-foot privacy along the shared property line.

6. **Ledge Removal and Relocated Sewer** – The proposed sewer relocation alignment is currently under review with the Town and the Peer Review Consultant. Given the site conditions, ledge removal is anticipated and a pre-blast survey can be provided to evaluate the abutting properties prior to ledge removal. If the selected final sewer alignment remains as shown located behind the proposed building, or if the resulting zone of influence of the excavation has the potential to reach the property line, then geotechnical evaluation may be an appropriate condition to include.
7. **West Union Street Traffic** – Based upon feedback from project Traffic Engineer and the Town's peer review consultant, restricting the ability of vehicles to turn right when there are acceptable gaps in traffic will reduce the capacity of the intersection. The condition would not appear to be appropriate for the project.
8. **Waivers – Landscaping** – The modified plans have included landscaping along the common property line with the abutter reducing or eliminating the need for waivers related to Landscaping.

Should you have any questions related to the project or contents of this letter, please feel free to contact our office at 508-393-9727.

Sincerely,
Connorstone Engineering, Inc.



Vito Colonna, PE