133 West Union Street is also known as the Valentine Estate. The historic house will be preserved and restored as a club house for the project.
133 West Union Street is a 7.62 acre parcel of land on the north side of Route 135. Once known as Green Meadow Farm, the property is bordered by an intermittent stream with an existing house and barn on a portion of the site.
133 West Union Street
Ashland, MA

Information

133 West Union Street is also known as the Valentine Estate. The historic house will be preserved and restored as a club house for the project.

Phases: Under Review

USE
Residential

UNITS
140 Units (25% affordable)

DEVELOPER
Capital Group Properties

PROJECT ENGINEER
Guenter & McHoon

Information & Plans

- Comprehensive Permit Application - Part 1
- Comprehensive Permit Application - Part 2
- Original Site Plans - 5/23/14
- Landscape Plan Sheet 1 - 5/28/14
- Site Plans - Rev. 9/10/14
- Site Plans - Rev. 12/14
- Building Elevations - 7/29/14
- Clubhouse Elevations - 9/10/14
133 West Union Street
Ashland, MA

133 West Union Street is also known as the Valentine Estate. The historic house will be preserved and restored as a club house for the project.

Information & Plans
- Comprehensive Permit Application - part 1
- Comprehensive Permit Application - Part 2
- Original Site Plans - 5/23/14
- Landscape Ren Sheet 1 - 5/28/14
- Landscape Ren Sheet 2 - 5/28/14
- Site Plans - Rev. 9/20/14
- Site Plans - Rev. 12/19/14
- Revised Layout - Rear of Site - 12/6/14
- Building Elevations - 7/29/14
- Clubhouse Elevations - 9/27/14
133 West Union Street
Ashland, MA

2015

ZBA Public Hearing
09-22-2015
07:35PM

ZBA Public Hearing - CANCELLED
07-29-2015
07:35PM

ConCom Public Hearing
08-13-2015
07:35PM

ConCom Public Hearing - CANCELLED
07-27-2015
07:35PM

DEP Site Visit
07-21-2015
11:00AM

Site inspection in preparation for issuance of a Superseding Order of Resource Area Determination

ConCom Public Hearing
06-22-2015
07:35PM

Continued public hearing to consider the Notice of Intent
133 West Union Street
Ashland, MA

Update #7

New site plan presented to the ConCom on June 22

At last night’s Conservation Commission meeting, a continued public hearing was held on the project. Although it was anticipated the applicant would request to continue the public hearing due to the appeal of the amended Order of Resource Area Determination issued in May, Capital Group chose to attend the hearing to present plans based on the new wetland line.

Project engineer Peter Lavoie presented a revised site plan showing two 4-story L-shaped buildings instead of the previously-proposed four buildings. The wetland crossing was moved to a narrower portion of the wetland and revised to an open-bottom box culvert to eliminate permanent wetland alterations.

Stormwater management was changed from entirely underground detention basins to a mix of best management practices which includes two above-ground detention basins. The new plan was uploaded to this platform.

The stormwater management report is approximately 80% complete. Capital Group Properties requested that the new site plan and stormwater management report be peer reviewed. The public hearing was continued to Monday, July 27 at 7:15PM.

Posted by Town of Ashland on: Jun 23

Update #6

Amended ORAD appealed: ZBA granted extension

The amended Order of Resource Area Determination issued by the Conservation Commission last week has been appealed by an abutter to the project. According to the OEP, it will take approximately three months for the appeals process to run its course.

At tonight’s ZBA meeting, the Board will continue the public hearing to its July 20 meeting at the request of the applicant. The ZBA is in receipt of a letter from the applicant’s attorney agreeing to an extension in time for the decision on the Comprehensive Permit Application to October 6, 2015.

Posted by Town of Ashland on: May 26

Update #5

ConCom issues amended ORAD

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