

**DESCRIPTION OF PARCEL:**

The subject parcel identified as 25 Ash Street, assessor's parcel number U17-36-0 and consists of a single family home built approximately 1779. There is also a 24'x24' barn. Lot size is +/-8.5 acres with frontage of approximately 184 feet. Based on consultation with the Conservation Department, the rear portion of the lot appears to have some wetlands. Currently ownership: Stephanie Aylward, Hehn Family Trust. Legal Description: Middlesex County Registry of Deeds, Book: 25338 Page: 173

**ZONING:**

The parcel zone falls within Residential RA zoning district. This designation requires a minimum lot size of 15,000 square feet (22,500 without town water). The subject parcel is tied into the town water supply. Minimum frontage requirement is 100 feet.

**OPPINION OF VALUE:**

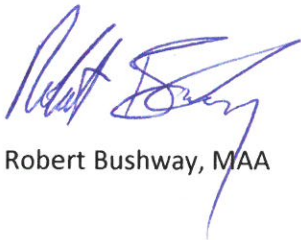
In order to divide the land so that a roadway can be cut into the northwest (left) side of the lot with a 50 foot wide roadway and turning left to access the abutting town owned parcel at 11 Ash Street (Center School), I have estimated approximately 1 acre of land would be needed. Using current cost tables in our Assessors CAMA software, this reflects a market value of \$190,400. Depending on final roadway size and configuration, this valuation could change.

In addition, this new roadway may also allow the subject parcel at 25 Ash Street additional lot frontage of several hundred feet, resulting in potentially several residential building lots, depending on final roadway configurations and plans. Further follow up with Land Use Planning would be needed to confirm possible ANR (approval not required) frontage lots.

**CONCLUSION:**

Due to the potential benefit to the subject parcel of additional building lots created due to additional roadway frontage, my recommendation would be to have a meeting with relevant town officials to determine legal uses and the possibility of further sub-division of the subject parcel. After a determination of legal permissible uses, negotiations with the owner could result in a benefit to both the town and the owner, resulting in a win-win situation.

Respectfully Submitted;

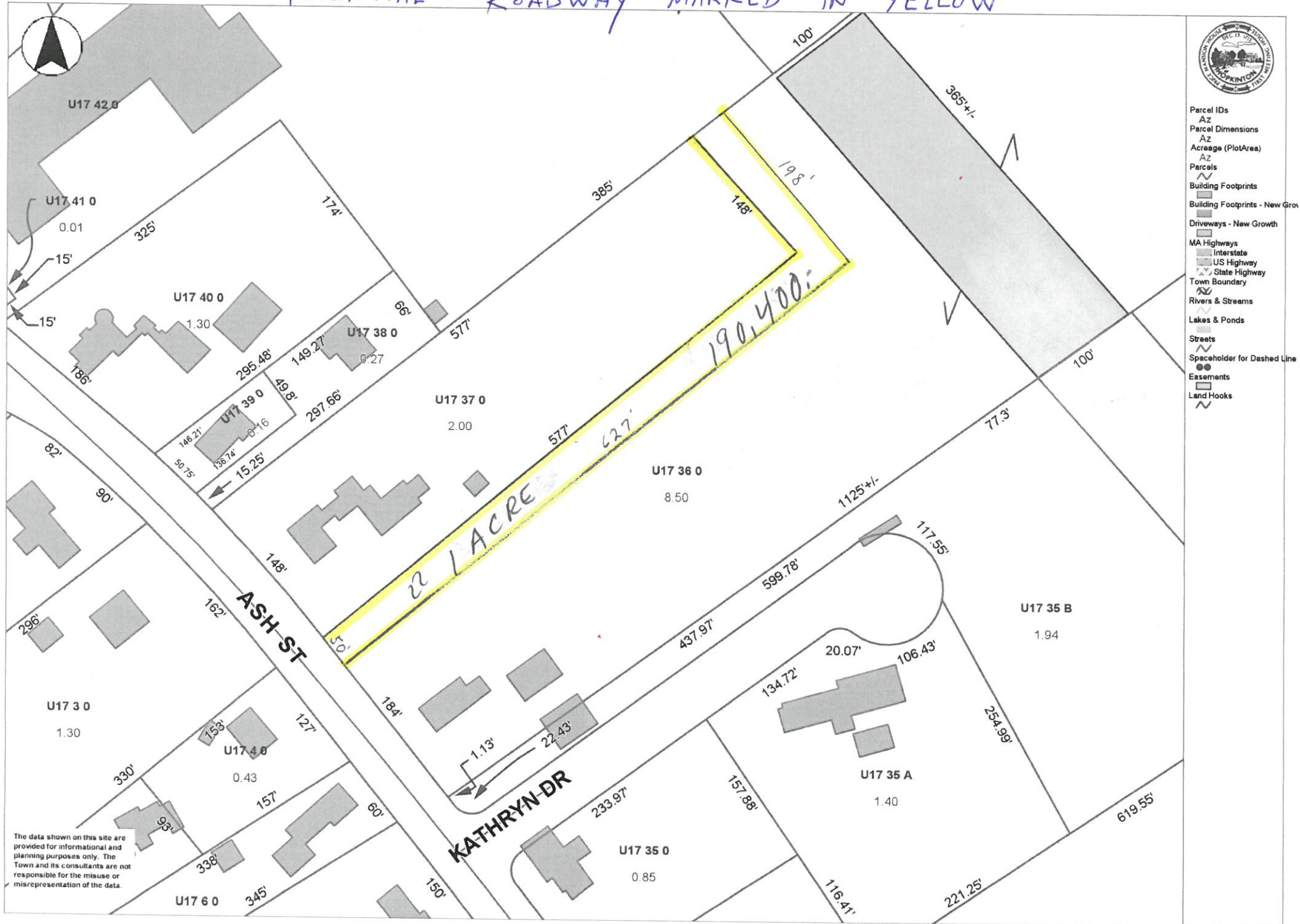


Robert Bushway, MAA

February 19, 2014

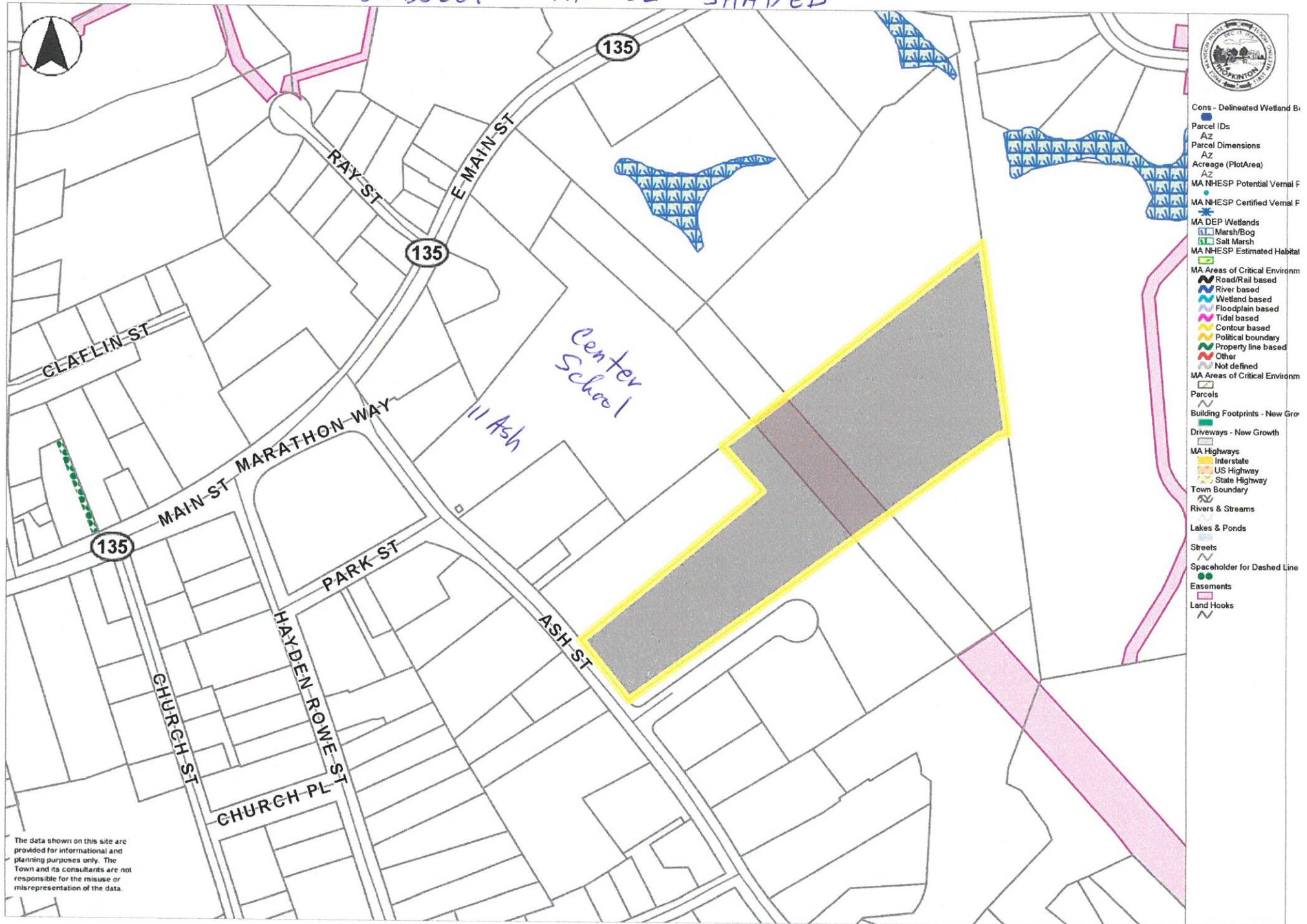
Attachments

POTENTIAL ROADWAY MARKED IN YELLOW





SUBJECT PARCEL SHADED



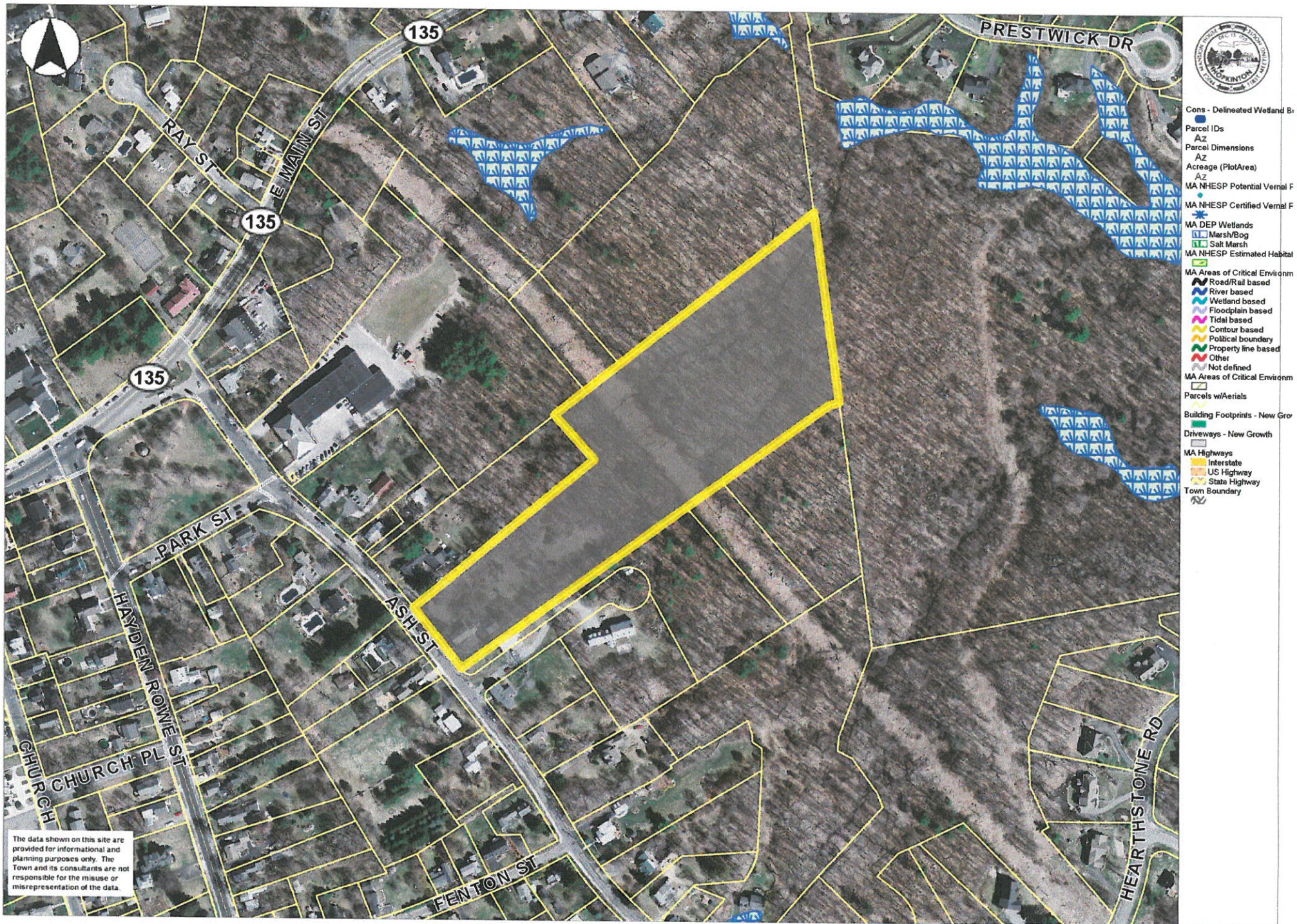
The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 410 820 ft

Printed on 02/19/2014 at 10:34 AM

Town of Hopkinton GIS





0 410 820 ft

Printed on 02/19/2014 at 10:07 AM

Town of Hopkinton GIS



2H  
DEED 95-166

**BRANDON W. HEHN** and **CONSTANCE B. HEHN**, husband and wife as tenants by the entirety, both of Hopkinton, Middlesex County, Massachusetts

for consideration paid of less than One Hundred (\$100) Dollars

grant to **STEPHANIE AYLWARD**, Trustee of the **HEHN FAMILY TRUST** u/d/t dated May 9, 1995 and recorded herewith

with **QUITCLAIM COVENANTS**

the land in said Hopkinton with the buildings thereon, bounded and described as follows:

**PARCEL #1** A certain parcel of land containing two (2) acres more or less, bounded WESTERLY by the road that leads to Holliston ten (10) rods; NORTHERLY by land formerly of Betsy Fitch thirty (30) rods six (6) links; EASTERLY by land formerly of John A. Fitch, being parcel #2 hereinafter described, eleven and one-half (11 1/2) rods; SOUTHERLY by land formerly of John A. Fitch twenty-eight (28) rods and five (5) links.

Being the same premises conveyed by Elijah Fitch to Fisher Hemenway by deed dated October 23, 1843, recorded with Middlesex South District Deeds, Book 432, Page 502.

**PARCEL #2** A certain tract of pasture and woodland situated in said Hopkinton, containing twelve (12) acres and one hundred and ten (110) square rods and bounded SOUTHERLY by land formerly of Mary A. Ball forty-one (41) rods ten (10) links; EASTERLY by land formerly of Willard Wardsworth fifty-three (53) rods; NORTHERLY by land formerly of Willard Aldrich forty-six (46) rods four (4) links; WESTERLY by several courses, in part on parcel #1 hereinbefore described, nine (9) rods, five (5) rods, eight (8) links, eleven (11) rods fifteen (15) links, twelve (12) rods seven (7) links, and twenty-one (21) rods fourteen (14) links, respectively.

Being the same premises conveyed by John A. Fitch to Elijah Fitch and Fisher Hemenway by deed dated June 1, 1846, recorded with Middlesex South District Deeds, Book 487, Page 242, but excepting so much of said parcel #2 as was set off to the heirs of said Elijah Fitch by Commissioners appointed by the Probate Court for said County of Middlesex to make partition of his estate, said proceedings being recorded under Docket #31788 of said Probate Court.

Property and Grantee's Address: 25 Ash Street, Hopkinton, MA 01748

25.00

488

1SD 05/11/95 03:32:16

017-360 BWH/CRH

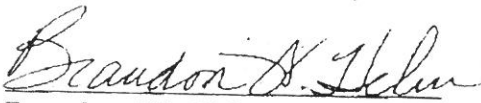
95-166

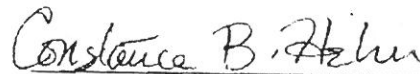
**PARCEL #3** Beginning at the NORTHWESTERLY corner of the premises on the EASTERLY side of Ash Street by land formerly of F. Hemenway; thence running SOUTHERLY on Ash Street one (1) rod to a corner; thence running EASTERLY to a corner of land formerly of E.D. Baker and land of said F. Hemenway; and thence running NORTHERLY and WESTERLY by said Hemenway land to said Ash Street and place of beginning.

Being the same premises conveyed by said Edward D. Baker to Alfred Hemenway by deed dated August 26, 1911, recorded in Middlesex South District Deeds, Book 3628, Page 399, and being a portion of the premises devised by said Alfred Hemenway in Article Fourth of his will to Lizzie V. Hemenway, Edwin A. Hemenway and Edith Alice Wilson, as joint tenants and not as tenants in common, the said Lizzie V. Hemenway and Edwin A. Hemenway having died. Said will of Alfred Hemenway is of record in the Probate Court for the County of Suffolk and Commonwealth aforesaid under Docket No. 231230.

For our title see deed of **FRANCIS E. ARMS** and **ELDA F. ARMS** dated March 30, 1962 and recorded with Middlesex South District Registry of Deeds in Book 10027, Page 504.

WITNESS our hands and seals this 9th day of May, 1995.

  
Brandon W. Hehn

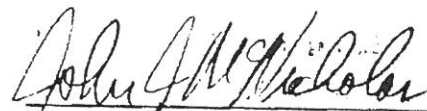
  
Constance B. Hehn

**THE COMMONWEALTH OF MASSACHUSETTS**

Norfolk, SS

May 9, 1995

Then personally appeared the above-named **BRANDON W. HEHN** and **CONSTANCE B. HEHN** acknowledged the foregoing to be their free act and deed before me



John J. McNicholas  
Notary Public

My Commission Expires: 1/23/98