

1 Date Approved: February 4, 2016

2 Submitted By: Nat Strosberg, Ashland Town Planner

3
4 **Ashland Planning Board Meeting Minutes**

5 **January 5, 2016**

6 **Board of Selectmen Meeting Room, Second Floor of Town Hall**

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8 **Planning Board Members in Attendance: Vanessa Charles, Preston Crow, John Dudley,**
9 **Max Geesey, Mike Mokey (Chair)**

10 **Town Planners Karen Martin and Nat Strosberg also in attendance**

11 Mr. Mokey called the meeting to order at 7:20PM.

12 **Item #1: Continued Deliberation/Public Discussion on Phase I Rail Transit District**
13 **Application – Site Plan Modification**

14 Ms. Martin provided a summary of the current status of the deliberation process.

15 Mr. Geisinger provided a summary of revisions made to the project design in response to comments
16 from the Design Review Committee.

17 Mr. Tom Houston, the peer review engineer, provided a summary of the second iteration of peer
18 review comments.

19 A discussion then ensued about several outstanding items. The major items included:

- 20 1) Whether and/or to what extent the applicant is required to accommodate a stipulation in the
21 2008 site plan approval decision stating that “a contribution of \$111,400” should be paid to
22 the town to address possible downstream impacts. The Planning Board instructed Mr.
23 Strosberg to touch base with Mr. Manugian (DPW Director) about the issue, and also
24 instructed the applicant and peer reviewer to calculate the difference in runoff volume and
25 impact between the original site plan and the revised version.
- 26 2) Whether or not the current MBTA emergency access route should be utilized rather than the
27 proposed emergency access route on the site plan. The Planning Board instructed the
28 applicant to investigate whether the MBTA would be amenable to such an option, and if so,
29 the process through which official MBTA approval would be granted. The Planning Board
30 asked Town Counsel to craft a draft condition that would require the applicant to regularly
31 update the Board on the evolving status of obtaining MBTA approval, or if approval is not

1 possible, to update and work with the Board to develop an alternative. The Board also
2 asked that the condition tie the establishment of the emergency access route to the
3 occupancy permit granting process.

4 3) Development of a shuttle bus service linking the locus to the MBTA commuter rail station.

5 The Planning Board instructed the applicant to develop a plan addressing pickup/dropoff
6 locations, service frequency, cost of the service, continuation of service over the long-term,
7 and other elements. The Board instructed Town Counsel to craft a draft decision that would
8 address the above.

9 4) Bike/Pedestrian Path Development. The applicant committed to returning to the Planning
10 with a proposed location for an easement.

11 Members of the public spoke about potential light pollution emanating from the project, viewshed
12 impacts, and other impacts.

13 Motion made by Mr. Crow to continue the public discussion to January 21st at 7:15PM. The motion
14 was seconded by Mr. Dudley. The motion passed 5-0.

15 **Item #2: Minutes**

16 Motion made by Mr. Crow to approve the Planning Board minutes from December 10th as printed.
17 The motion was seconded by Mr. Dudley. The motion passed 4-0-1 (Ms. Charles A.

18 **Item #3: Items For Discussion At Future Meetings**

19 Mr. Strosberg mentioned that there are items that the Board should discuss at an upcoming meeting:
20 form-based code development, comprehensive plan committee, Needham Bank money, public
21 interest in using money from the sidewalk fund, and the Planning Department intern's project.

22 **Item #4: Adjournment**

23 Motion made by Mr. Crow to adjourn at 10:15PM. The motion was seconded by Mr. Dudley. The
24 motion passed 5-0.

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