



Town of Ashland

MASSACHUSETTS

Planning Board

Meeting Agenda

Thursday, January 27, 2022 at 7:15 PM

In accordance with the requirements of the Open Meeting Law, please be advised that this meeting is being recorded and broadcast by WACA.

The Town of Ashland, in response to the COVID-19 (Corona Virus) is currently following the guidance from the Ashland Board of Health, Massachusetts Department of Public Health and the CDC regarding the virus and steps communities can take to prevent the spread. In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, all public meetings are being conducted remotely.

The following information is also provided for members of the public that would like to participate in the meeting remotely:

To Participate Remotely: From a computer, please use the link below to join the public meeting webinar:

<https://us02web.zoom.us/j/86512646250?pwd=R1NKNG9yQ3M4WTdXTXh6bmNFZiRaQT09>

if prompted, please enter Meeting ID: 865 1264 6250 Passcode: 541553

or From a telephone, dial +1 646 876 9923 and enter Meeting ID: 865 1264 6250 Passcode: 541553

If you have not registered with Zoom you will be asked for your name and an e-mail address.

*Note: No participant ID is needed, just press # when asked. Telephone users may dial *9 to request to speak after joining the meeting. Computer and app users may use the "raise hand" feature to request to speak.*

1. 7:15 PM – Call Meeting to Order.
2. 7:15 PM – Continued Public Hearing – 355 West Union Street Site Plan Review – Continued from Jan 13, 2022 meeting –

Applicant has requested a continuance to the next available Planning Board Meeting

The Ashland Planning Board will continue the Public Hearing to hear the petition of John Tomasz requesting Design Plan Review and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, Sections 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws. The applicant is proposing the construction of an outdoor dining area adjacent to the existing restaurant. The property in question is located at 355 West Union Street, Assessors Map 23, Lot 255 in the Highway Commerce District.

Parties wishing to be heard on this matter should submit comments to the Planning Board ahead of time and/or appear at the time and place indicated above. Materials may be viewed by appointment at Town Hall during normal business hours, or at:
<https://www.ashlandmass.com/543/Current-Cases-Before-the-Planning-and-Zo>. For more information or to submit comments, please contact Peter Matchak at (508)532-7927 or at pmatchak@ashlandmass.com.



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3. 7:15 PM – Public Hearing – 501 Pond Street Special Permit and Site Plan Review – Continued from Jan 13, 2022 meeting

Applicant has requested a continuance to the next available Planning Board Meeting

The Ashland Planning Board will continue the Public Hearing to hear the petition of Trask, Inc., 337 Turnpike Road, Suite 201, Southborough, MA 01742 requesting a Special Permit, Design Plan Review and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 8.8 (Pond Street Mixed Use Overlay District), 9.3 (Special Permits), 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws. The applicant is proposing the development of 120 rental apartment units (64 two bedroom and 56 one bedroom) with approximately 2,351 sq. ft. of ground floor, street facing retail space. The project provides a total of 163 parking spaces, 9 spaces designated for retail use and 155 designated for residential tenants and guest. The project is proposed to be serviced by town water, sewer, and underground electric and gas. The property in question is located at 501 Pond Street, Assessors Map 29, Lot 151. The property is within the Highway Commerce Zoning District and the Pond Street Mixed Used Overlay Zoning District.

Parties wishing to be heard on this matter should submit comments to the Planning Board ahead of time and/or appear at the time and place indicated above. Materials may be viewed by appointment at Town Hall during normal business hours, or at:

<https://www.ashlandmass.com/543/Current-Cases-Before-the-Planning-and-Zo>. For more information or to submit comments, please contact Peter Matchak at (508)532-7927 or at pmatchak@ashlandmass.com.

4. Multi-Family Zoning Requirement for MBTA Communities: Review the newly adopted Zoning Legislation requirement that MBTA communities shall have at least one zoning district of reasonable size in which multi-family housing is permitted as of right.
5. Development of Outdoor Seating Standards
6. Discussion of Auto Dealers Exchange of Concord, LLC (dba ASECA Boston) currently be reviewed by the Holliston Planning Board.
7. **Requested Lot Release Whittemore Estate Definitive Subdivision: Lots 9, 10, and 11**
8. Report from Board Members and Town Planner:
 - Ashland's Shared Housing Inventory Review
 - Special Municipal Employees Designation Update
9. Administrative Matters: future meetings, public hearings:
 - 2022 Schedule Discussion
 - i. Wednesday Evening Retreat Date



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- ii. Planning Board Meeting Time (7:00 PM vs. 7:15 PM)
- iii. Site Visit Date for 311 Pleasant Street

10. Review of Minutes from May 19, 2021

11. Adjournment.

This agenda is subject to change and includes those items reasonably anticipated by the Chair to be discussed at the meeting. Not all agenda items may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law. Items that have no assigned times may be taken out of order.

Matters with assigned times may start later than the posted time, but will not start before.