



Town of Ashland

MASSACHUSETTS

Zoning Board of Appeals

Meeting Agenda

Tuesday, January 27, 2026 at 7:00 PM

Location: Ashland Town Hall, Second Floor Select Board Hearing Room

This meeting is being recorded and broadcast live by WACA TV and livestreamed on Facebook. Remote participation is available using the Zoom Video Conferencing platform for convenience only. Any disruption with the Video Conferencing Platform will result in the platform being shut down, however the meeting will continue. Meetings will continue to be broadcast on WACA TV and livestreamed on Facebook.

To Participate Remotely from a computer:

<https://us02web.zoom.us/j/87432693610?pwd=Y3ByREZXOFRhalROWjhMN2p3anhxUT09>

Meeting ID: 874 3269 3610 Passcode: 518734

From a telephone: Dial 1 646 876 9923 and enter Meeting ID: 874 3269 3610 Passcode: 518734

1. 7:00 P.M. - Call the Meeting to Order
2. Continuance of Public Hearing – 55 West Union Street; 40B Comprehensive Permit

The petition is from 55 West Union LLC, requesting a Comprehensive Permit per M.G.L. Chapter 40B, Sections 20-23 to allow for the development of one (1) four (4)-story elevator building offering a total of 116 rental units, including 87 units priced at market and 29 units income restricted in perpetuity to households earning at or below 80% of area median income on 4.9 acres. The property in question is located at 55 West Union Street, Assessors Map 19, Lot 62, in the Ashland Commercial Highway (CH) District.

Previous Public Meetings held for 55 West Union Street:

August 26, 2025 – Continued Public Hearing; Matter was not discussed
September 9, 2025 – Present at meeting: JT/BF/RS/SS
September 30, 2025 – Continued Public Hearing; Matter was not discussed
October 14, 2025 – Continued Public Hearing; Matter was not discussed
October 28, 2025 – Present at meeting: JT/BF/RS/SS
November 18, 2025 – Continued Public Hearing; Matter was not discussed
November 25, 2025 – Continued Public Hearing; Matter was not discussed
December 9, 2025 – Present at meeting: JT/BF/RS/SS
December 23, 2025 – Present at meeting: JT/BF/RS/SS

3. Meeting Minutes: January 13
4. Staff Updates and Administrative Matters
5. Adjournment