



Town of Ashland

MASSACHUSETTS

Planning Board

Meeting Agenda

Thursday, February 10, 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 27, 2022 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.

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



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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. 7:15 PM – Public Hearing – 311 Pleasant Street Special Permit and Site Plan Review – Continued from Jan 13, 2022 meeting

The Ashland Planning Board will hold a Public Hearing on Thursday, January 13, 2022, at 7:15 PM via Zoom video conference at: <https://us02web.zoom.us/j/86512646250?pwd=R1NKNG9yQ3M4WTdTXh6bmNFZlRaQT09>, to hear the petition of NextGrid, P.O. Box 7775 #3069, San Francisco, CA, 94120 requesting a Special Permit, Site Plan Review and Design Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 8.1 (Floodplain 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 solar canopies structures within the parking area as an accessory structure. All work shall be within the limits of the existing parking lot and there shall be no proposed changes to the existing building. The property in question is located at 311 Pleasant Street, Assessors Map 13, Lot 052 and is within the Residential B Zoning District. The property is owned by the Ashland Memorial Associates, c/o Richard H. Smith, President, 311 Pleasant Street, Ashland, MA 01721.

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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5. Continued Public Hearing - 100 Chestnut Street Special Permit and Site Plan Review– Continued from December 9, 2021 meeting.

The Ashland Planning Board will continue the Public Hearing to hear the petition of Baystone Ashland LLC requesting a Special Permit, Design Plan Review and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 8.6 (Wildwood Mixed Use Special District), 9.3 (Special Permits), Sections 5.1 (Parking), 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws. The applicant is proposing the development of 200 apartment homes and approximately 4,100 square feet of retail. The project provides 1.77 parking spaces per apartment, less than the 2.0 spaces per unit required, and there are 377 total parking spaces, 23 spaces for the retail component and 354 spaces for the apartments. The proposed spaces are 9' by 18', which is reduced from the required 9' by 20'. The property in question is located at 100-130 Chestnut Street, Assessors Map 20, Lots 271 and 273 in the Wildwood Mixed Use Special District, Area A.

6. Reports from Board Members and Town Planner:
 1. Update: Save the Mill Buildings Letter dated Jan 13, 2022 from Helen Nickole, Organizer
 2. Update: Multi-Family Zoning Requirement for MBTA Communities
 3. Update: Auto Dealers Exchange of Concord, LLC (dba ASECA Boston)
 4. Update: Outdoor Seating Standards
7. Administrative Matters: future meetings, public hearings:
 1. Applications received:
 - i. Eversource Scenic Road Application regarding Tree Trimming: Cedar, Chestnut, Eliot, Main, Spring Streets
 - ii. Cellco Partnership application regarding Modification to Existing Wireless Communications Facility at 400 Cedar Street
 - iii. Preliminary Subdivision Application for 100 Fountain Street
 2. Retreat Date: Wednesday, February 16, 5:30-7:30
8. Review of Minutes from January 13, 2022
9. 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.