



Town of Ashland

MASSACHUSETTS

Planning Board

Meeting Agenda

Thursday, February 26, 2026 at 7:15 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. Any disruption with our Video Conferencing Platform will result in the platform being shut down. Meetings will continue to be broadcast on WACA TV and livestreamed on Facebook.

To participate remotely from a computer:

<https://us02web.zoom.us/j/88688328542?pwd=NGZ4cGhYMm9aTGxvLzUvVXdZcVgwUT09>

(If prompted, please enter Meeting ID: 865 1264 6250 Passcode: 01721)

From a telephone: Dial +1 646 876 9923 and enter Meeting ID: 886 8832 8542 Passcode: 01721

1. 7:15 PM – Call Meeting to Order
2. **Joint Meeting of the Planning Board and Select Board**
 - a. Housing Production Plan: Presentation of Draft Goals and Strategies - JM Goldson
 - b. Comprehensive Plan Implementation Committee: Discussion

3. Chair/Clerk's Report

4. Public Comment

5. Public Hearings

a. Eversource – Scenic Roads Annual Tree Maintenance

The Planning Board will hear the petition of Eversource Energy requesting Scenic Road Permit per Chapter 40, Section 15C of the Massachusetts Zoning Act and Chapter 249, §20 of the Ashland Bylaws. The applicant is proposing to perform circuit vegetation maintenance for utility pruning. The trees to be pruned are within the right of way of Winter Street, Myrtle Street, High Street, Concord Street, Main Street, and Frankland Road.

b. Eversource – Scenic Roads Hazardous Tree Removals

The Planning Board will hear the petition of Eversource Energy requesting Scenic Road Permit per Chapter 40, Section 15C of the Massachusetts Zoning Act and Chapter 249, §20 of the Ashland Bylaws. The applicant is proposing to remove trees that propose potential hazards to utility lines. The trees to be removed are within the right of way of Cross Street and Howe Street.



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c. 55 Tilton Ave – Special Permit & Site Plan Review

The Planning Board will hear the petition of Tilton Sunrise LLC, 60 Pleasant St, Ashland, MA 01721 requesting Special Permit and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts General Law and Chapter 282, Sections 9.3 (Special Permits) and 9.4 (Site Plan Review) of the Ashland Bylaws. The applicant seeks to construct a three (3) -floor mixed-use building with fourteen (14) apartment units and two (2) flex-space contractor bays. The property in question is located at 55 Tilton Avenue, Assessors Map 14, Lot 62, in the Ashland Downtown District – C zone.

d. 30 Memorial Drive – YMCA

The Planning Board will hear the petition of MetroWest Young Men’s Christian Association, Inc. requesting Specials Permits, Site Plan Review, Design Plan Review and Site Alteration Special Permit per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 9.3 (Special Permits), 9.6 (Design Plan Review), 9.4 (Site Plan Review) and 5.8 (Site Alteration Special Permit) of the Ashland Bylaws. The applicant is proposing to develop a full-service YMCA, an Early Learning Center, outdoor playground area, parking, walking paths, soccer fields, and associated utility services and landscaping. The total area of development will be 12.55 acres. The property in question is located at 30 Memorial Dr, Assessors Map 13, Lot 178 and located in the underlying Rail Transit District, more specifically RTD-C and RTD-D.

d. 240-260 Pleasant Street – Site Plan Review, Design Plan Review & Site Alteration SP

The Planning Board will hear the petition of MetroWest Facilities LLC requesting Site Plan Review, Design Plan Review and Site Alteration Special Permit per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 9.6 (Design Plan Review), 9.4 (Site Plan Review) and 5.8 (Site Alteration Special Permit) of the Ashland Bylaws. The applicant is proposing to develop a recreational youth soccer field, a tot-lot playground area, additional permeable parking, modified two-way site access driveway, pedestrian walkway connection to the abutting parcel to the west, associated stormwater management facilities, utility services, landscaping and electrical conduits or direct bury electrical wiring for future lighting on the field. This soccer field will serve as an ancillary use to the current facility (MetroWest Christian Academy & Connect Church). The total area of development will be 1.9 acres. The property in question is located at 240-260 Pleasant Street, Assessors Map 13, Lot 108 & 109 and located in the underlying Industrial District, Groundwater Protection Overlay District and MBTA Communities Multi-Family Overlay District (MCMOD).

6. Other

a. Planning Board Task List: Discussion and Comment



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- b. Design Review Committee discussion
7. Reports
 - a. Community Preservation Committee
 - b. Metro West Regional Collaborative
 - c. Comprehensive Plan
8. Administrative Matters
 - a. Planning Updates
 - Ongoing & New Projects
 - Housing Production Plan
 - Update on 40Bs and SHI
 - b. Minutes Review: February 12
 - c. Upcoming Meetings: March 12
9. Adjournment