



# Town of Ashland

## MASSACHUSETTS

### Planning Board

Meeting Agenda

Thursday, March 17, 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 March 3, 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.

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



# Town of Ashland

## MASSACHUSETTS

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.

4. 7:15PM – Public Hearing – Scenic Road Permit, Cedar Street and Chestnut Street – Continued from March 3, 2022 meeting

In accordance with the provisions of the Ashland Scenic Road Bylaw, the Ashland Planning Board will hold a Public Hearing on March 3, 2022, at 7:15 PM via Zoom videoconference via <https://us02web.zoom.us/j/86512646250?pwd=R1NKNG9yQ3M4WTdXTXh6bmNFZlRaQT09>, to hear the petition of NSTAR Gas d/b/a Eversource Energy (Eversource) for approval of a Scenic Roads Application for the Hopkinton to Ashland Transfer Line Replacement Project in accordance with Chapter 40, Section 15C of the Massachusetts General Laws and Chapter 249, Section 20 of the Town of Ashland Code.

The project will replace approximately 3.71 miles of existing 6-inch-diameter steel natural gas pipe with 12-inch-diameter steel natural gas pipe in the Towns of Hopkinton and Ashland, Massachusetts. Approximately 2.6 miles of the Project are located in the Town of Ashland. The replacement pipeline will cross beneath two scenic roads, Chestnut Street and Cedar Street, within Eversource's existing pipeline easement. The Project will temporarily disturb existing stone walls along Chestnut Street and Cedar Street within the existing easement during the installation of the replacement pipeline.

5. 7:15PM – Continued Public Hearing - 100 Chestnut Street Special Permit and Site Plan Review– Continued from February 10, 2022 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. 7:15PM – Public Hearing – 100 Fountain Street Preliminary Subdivision

The Ashland Planning Board will hold a Public Hearing on Thursday, March 17, 2022, at 7:15 PM via Zoom videoconference via <https://us02web.zoom.us/j/86512646250?pwd=R1NKNG9yQ3M4WTdXTXh6bmNFZlRaQT09>, to hear the petition of Sue Robertson and the Robertson Nominee Trust, requesting a Preliminary Subdivision Plan Approval per Chapter 41, Section 81K through 81GG of the Massachusetts General Law and Chapter 344 (Subdivision of Land) of the Ashland Bylaws. The applicant is



# Town of Ashland

## M A S S A C H U S E T T S

seeking to create four (4) buildable lots. Two lots shall be accessed by a common driveway known as Highland Road. The additional two lots will be accessed through the extension of Ballard Road. The property in question is identified as Ballard Road, Marietta Road, Highland Road and 100 Fountain Street, Assessors Map 9 and 10, Lots 35, 199-207, 255 and 257 in the Residential A Zoning District.

7. Reports from Board Members and Town Planner:
  1. Update and Discussion: Multi-Family Zoning Requirement for MBTA Communities
  2. Update: Letter regarding Comprehensive Plan for Select Board
8. Administrative Matters: future meetings, public hearings:
  1. Applications received
  2. Future Retreat Date
  3. Inclusionary Housing/Affordable Housing Multi-Board Meeting update
9. Review of Minutes from January 27, 2022 and February 10, 2022
10. 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.*