



# Town of Ashland

## MASSACHUSETTS

### Planning Board

#### Meeting Agenda

Thursday, July 14, 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=R1NKNG9yQ3M4WTdXTXh6bmNFZlRaOT09>

*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*

1. 7:15 PM – Call Meeting to Order
2. 7:15 PM – Public Hearing – 40 Summer Street Special Permit

The Ashland Planning Board will hold a Public Hearing on Thursday, July 14, 2022, at 7:15 PM via Zoom videoconference via

<https://us02web.zoom.us/j/86512646250?pwd=R1NKNG9yQ3M4WTdXTXh6bmNFZlRaOT09>, to hear the petition of Mad Hatter LLC d/b/a Upperkuts Boxing requesting a Special Permit Modification per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, Sections 8.5 (Ashland Downtown District), and 9.3 (Special Permits) of the Ashland Bylaws. The applicant is seeking a Special Permit Modification to correct the Special Permit issued on May 6, 2022 by removing incorrect Findings and replacing with accurate Findings. The property in question is located at 40 Summer Street, Assessors Map 14, Lot 349. The property is within the Ashland Downtown District Sub-area C.

3. 7:15PM – Public Hearing - 100 Chestnut Street Site Plan Review – Continued from June 23 meeting

The Ashland Planning Board will hold a Public Hearing on Thursday, June 23, 2022, at 7:15 PM via Zoom video conference at

<https://us02web.zoom.us/j/86512646250?pwd=R1NKNG9yQ3M4WTdXTXh6bmNFZlRaOT09>, to hear the petitions of Baystone Ashland LLC requesting Design Plan Review and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and



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Chapter 282, 8.6 (Wildwood Mixed Use Special District), Section 9.6 (Design Plan Review) and Section 9.4 (Site Plan Review) of the Ashland Bylaws as filed in an application on Jun 17, 2021. And further the Planning Board will hear the petition requesting a Special Permit per the Ashland Zoning Bylaws section 9.3 (Special Permits) section 5.1.2 Schedule of Parking Area Requirements for a reduction in required parking as filed in an application on May 31, 2022.

The applicant is proposing the development of 174 apartment homes and approximately 10,500 square feet of retail. The project proposed to provides 357 parking spots for both residential and commercial use. The proposed spaces are 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.

4. 7:15 PM – Public Hearing – 225 Pond Street Special Permit and Site Plan Review – Continued from June 23, 2022 meeting.

The Ashland Planning Board will continue the Public Hearing to hear the petition of McDonald's USA, LLC c/o Bohler requesting a Special Permit, Design Plan Review and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 5.3 (Signs), 9.3 (Special Permits), 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws. The applicant is proposing to reconfigure the existing single lane, single order point drive-thru with a side-by-side configuration consisting of two lanes, two order points, two digital menu boards and two digital pre-browse boards. The property in question is located at 225 Pond Street, Assessors Map 26, Lot 3. The property is within the Highway Commerce Zoning District and the Pond Street Mixed Used Overlay Zoning District.

5. 7:15 PM – Public Hearing – 501 Pond Street Special Permit and Site Plan Review – Continued from June 23, 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 (54 two bedroom and 66 one bedroom) with approximately 6,825 sq. ft. of ground floor, street facing retail space. The project provides a total of 182 parking spaces. 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.

6. 12 Pond Street: Review of exterior colors and façade material.



# Town of Ashland

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

7. Sustainability: Priority items for Net Zero
8. Reports from Board Members and Town Planner:
  - a. Sustainability Committee
  - b. Design Review Committee
  - c. Comprehensive Plan
  - d. Inclusionary Zoning
  - e. CPC
  - f. Scenic Roads Outreach
  - g. MBTA Communities
9. Administrative Matters: future meetings, public hearings:
  - a. Applications received
  - b. Update on virtual public meeting extension (Dec. 2023)
10. Minutes Review: May 26, 2022
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.*