



Town of Ashland

MASSACHUSETTS

Planning Board

Meeting Agenda

Thursday, August 25, 2022 at 7:15 PM

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, this public meeting is being conducted remotely. Please be advised that this meeting is being recorded and broadcast.

To Participate Remotely:

From a

computer: <https://us02web.zoom.us/j/86512646250?pwd=R1NKNG9yQ3M4WTdXTXh6bmNFZlRaQT09>

(If prompted, please enter Meeting ID: 865 1264 6250 Passcode: 541553)

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. Clerk Report
3. Public Hearings
- A. 7:15 PM – **225 Pond Street Special Permit and Site Plan Review**. Continued from the August 11, 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 and is within the Highway Commerce Zoning District and the Pond Street Mixed Used Overlay Zoning District.

- B. 7:15 PM – **311 Pleasant Street Special Permit**

The Ashland Planning Board will hold a Public Hearing to hear the petition on remand as order by the Court on July 19, 2022 of NextGrid 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.



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The applicant is proposing modifications to the approved Special Permit dated May 6, 2022 and Site Plan Review dated May 6, 2022 for the development of solar canopies structures within the parking area as an accessory structure. The property in question is located at 311 Pleasant Street, Assessors Map 13, Lot 052 and is within the Residential B Zoning District.

C. 7:15 PM – **300 Eliot Street Site Plan Review Modification**

The Ashland Planning Board will hold a Public Hearing to hear the petition of Bank of America c/o Bill Sharkey, CBRE, requesting Site Plan Review Modification 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 adjustment of one light pole, originally sited 78 feet from the building corner, now proposed to be 52.5 feet from the building corner, due to the roadwork associated with the Pond Street revitalization project. The property in question is located at 300 Eliot Street, Assessors Map 26, Lot 015, in the Highway Commerce Zoning District and Pond Street Mixed Use Overlay District.

D. 7:15 PM – **399 Union Street Site Plan Review**

The Ashland Planning Board will hold a Public Hearing to hear the petition of Retail Ashland LLC requesting Site Plan Review and Design Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws.

The applicant is proposing the construction of a fast food, drive-thru Starbucks restaurant, including the demolition of the existing structure and the construction of a 2,575 square foot building, drive-thru and outdoor seating area. The property in question is located at 399 Union Street, Assessors Map 20, Lot 009 and is within the Industrial Zoning District.

E. 7:15 PM – **10-60 Main Street Special Permit and Site Plan Review**

The Ashland Planning Board will hold a Public Hearing to hear the petition of Ashland Properties LLC requesting Design Plan Review and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, Sections 8.5 (Ashland Downtown District), 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws.

The applicant is proposing the renovation of the two most northern existing buildings and the addition of three new buildings along Main Street to provide 30,000 square feet of commercial space, 200 apartment units and 378 parking spaces. The property in question is located at 10-60 Main Street, Assessors Map 14, Lot 128. The property is within the Industrial Zoning District, Ashland Downtown District Sub-area A, Floodplain Overlay District and Solar Overlay District.



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4. Planning Topics
 - a. Scenic Roads Outreach
 - b. MBTA Communities – Final guidelines have been released.
 - c. Bylaw 9.4.5.3 (Public Information Meeting)
 - d. Economic Impact Tool

5. Reports from Board Members and Town Planner:
 - a. Sustainability Committee
 - b. Design Review Committee
 - c. Comprehensive Plan
 - d. Inclusionary Zoning
 - e. CPC – Representative selection is due 08-31-22.

6. Administrative Matters:
 1. Applications received
 2. Meeting schedule
 3. Topics for future meetings
 4. Minutes Review: July 14, 2022

7. 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.