



Town of Ashland

MASSACHUSETTS

Design Review Committee

Meeting Agenda

Thursday, October 6, 2022 7:00PM

This meeting will be conducted via a Zoom video-conference. Please click the link below, and enter the meeting ID if prompted.

<https://us02web.zoom.us/j/83202949419?pwd=cW9kVnAvQzFZRmNOa3p6U3haby8vQT09>

Meeting ID: 832 0294 9419 Passcode: 069110

Alternately, you can call the number below and enter the meeting ID when prompted if you would prefer to connect via telephone:

+1 646 876 9923

Meeting ID: 832 0294 9419 Passcode: 069110

1. 7:00 PM – Call Meeting to Order.
2. Minutes Review: September 15, 2022
3. Correspondence
4. 7:00 PM – Design Review of 225 Pond Street – Continued from September 1 Meeting

Notice is hereby given that the Design Review Committee will conduct a public meeting regarding the application of McDonald's USA, LLC c/o Bohler. 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. 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.

5. 7:00 PM – Design Review of 399 Union Street

Notice is hereby given that the Design Review Committee will conduct a public meeting regarding the application of Retail Ashland LLC. The property in question is located at 399 Union Street, Assessors Map 20, Lot 009 and is within the Industrial Zoning District. 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 an energy efficient, modern 2,575 square foot building, drive-thru and outdoor seating area.

6. Sustainability Checklist
7. Design Review Checklist
8. Discussion of parking lot bylaws and design
9. Discussion of proposed bylaw changes and comments from the Planning Board
 - i. changes to the design review triggers (section 9.6)
 - ii. the site plan review application requirements (section 9.4)



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10. Discussion of proposed guideline changes and presenting changes to Planning Board
 - i. Planting intro and guideline fact sheets
 - ii. Parking guidelines
11. Discussion of Design Review process and Planning Board process, and desired outcomes
12. Staff Updates and Administrative Matters
13. 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.