



Town of Ashland

MASSACHUSETTS

Planning Board

Meeting Agenda

Thursday, October 13, 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. Discussion with Town Manager Michael Herbert concerning proposal of Town Meeting article
4. Public Hearings
 - a. 7:15 PM – 300 **Eliot Street Site Plan Review Modification**. Continued from August 25, 2022 meeting.

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.

- b. 7:15PM – **100 Chestnut Street Site Plan Review**. Continued from September 22, 2022 meeting.

The Ashland Planning Board will continue the Public Hearing 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 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)



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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 a multi-use development of rental apartment units and retail space. The property in question is located at 100-130 Chestnut Street, Assessors Map 20, Lots 271 and 273 and is within the Wildwood Mixed Use Special District, Area A.

- c. 7:15 PM – **501 Pond Street Special Permit and Site Plan Review.** Continued from Sept 22, 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 a multi-use development rental apartment units and retail space. The property in question is located at 501 Pond Street, Assessors Map 29, Lot 151 and is within the Highway Commerce Zoning District and the Pond Street Mixed Used Overlay Zoning District.

- d. **225 Pond Street Special Permit and Site Plan Review.** Continued from the August 25, 2022 meeting.

***** The applicant has requested a continuance to the next available 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.

- e. 7:15 PM – **Scenic Road Application: Multiple Streets.** Continued from September 22, 2022.

***** The applicant has requested a continuance to the next available meeting****

In accordance with the provisions of the Ashland Scenic Road Bylaw, the Ashland Planning Board will hold a Public Hearing on September 8, 2022, at 7:15 PM via Zoom videoconference to hear the petition of the Town of Ashland for approval of a Scenic Roads Application for tree removal.



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The trees to be removed are in the right of way and are dead. The properties in question are located at 331 Chestnut Street, Map 20 Lot 135, 19 Franklin Street, Map 23 Lot 114, 0 Main Street (Chestnut Street across from Rose Bay Drive), Map 24 Lot 1, 310 Cedar Street, Map 25 Lot 314, 342 Cedar Street, Map 29 Lot 127 and 2 Shady Hollow Path, Map 29 Lot 128, in the Residential A District.

5. Reappointment of Design Review Committee Members:

- a. Bill Novakowski
- b. Ujwala Pawnarkar

6. Planning Topics

- a. Scenic Roads Outreach
- b. MBTA Communities
- c. Bylaw 9.4.5.3 (Public Information Meeting)
- d. Economic Impact Tool

7. Reports from Board Members and Town Planner:

- a. Sustainability Committee
- b. Design Review Committee
- c. Comprehensive Plan
- d. Inclusionary Zoning
- e. CPC
- f. Other

8. Administrative Matters:

- a. Applications received
- b. Meeting schedule
- c. Topics for future meetings
- d. Minutes Review: August 25, 2022 and Sept 8, 2022

9. 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.