



Town of Ashland

MASSACHUSETTS

Planning Board

Meeting Agenda

Thursday, November 10, 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 – **Public Hearing for Zoning Article: 9.7 Multifamily Building Moratorium**

The Ashland Planning Board will hold a Public Hearing to see if the Town will vote to amend the Town of Ashland Zoning Bylaw, Chapter 282, by deleting section 9.7 as the section has expired and in its place add the following.

9.7 Multifamily Building Moratorium

9.7.1 Purpose: Since 2010 the Town of Ashland has experienced substantial and rapid growth in residential housing. In 2010, the Town of Ashland had 6,581 units, and in 2020 that number had grown to 7,495. At least 544 of those units are multifamily rental developments. Between 2020 and 2022 another 180 multifamily housing units have been permitted. There are currently three applications including 494 multifamily units pending before the Ashland Planning Board. Such rapid growth has placed considerable strain on municipal resources, ranging from sewer and water service, emergency services, roadway repairs, storm water management and educational services. Given the limitations on allowable tax levy under G.L. c. 59, the Town is disabled from funding adequate services to support its growing housing stock. Failing to provide adequate services poses adverse impacts to the health, safety and welfare of residents, including the inability: (1) to provide safe and adequate roadways and other infrastructure; (2) to ensure that schools are not over-crowded; and (3) to maintain adequate staffing and equipment for the Ashland police and fire departments. To allow the Town to implement adequate policies, regulations and bylaws; and to invest in necessary infrastructure,



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which will enable the Town to ensure that adequate municipal services may be provided to all residents, the provisions of this bylaw employ temporary restrictions on the issuance of building permits for multifamily residential developments.

9.7.2 Applicability: This bylaw shall prohibit any development for which a building permit has not been issued or a complete special permit application has not yet been submitted for approval as of November 16, 2022 for any new Multi Family Dwelling project or any Mixed Use project which includes Multi Family Dwellings all as defined herein on any one or more lots in any district by right or by special permit.

9.7.3 Term: The terms of this Bylaw shall expire at midnight at the end December 31, 2024.

The proposed zoning article has been published as Article 7 on the Special Town Meeting Warrant to be held on Wednesday, November 16, 2022 at 7:00. Town Meeting will be held at the Ashland High School.

- b. 7:15 PM - **501 Pond Street Special Permit and Site Plan Review**. Continued from Oct 27, 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.

- c. 7:15 PM - **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



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Street, Assessors Map 26, Lot 3 and is within the Highway Commerce Zoning District and the Pond Street Mixed Used Overlay Zoning District.

- d. 7:15 PM - **301 Pond Street Special Permit and Site Plan Review**. Opening of Public Hearing.

***** The applicant has requested a continuance to the First Planning Board Meeting in January, 2023*****

The Ashland Planning Board will hold and open a Public Hearing to hear the petition of EDENS and WinnDevelopment requesting a Special Permit, Design Plan Review and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, Sections 5.4 (General Landscaping Requirements), 5.8 (Site Alteration Special Permit), 6.3 (Driveways) 8.8 (Pond Street Mixed Use Overlay District), 9.3 (Special Permits), 9.4 (Site Plan Review) and 9.6 (Design Plan Review) of the Ashland Bylaws. The applicant is proposing the development of a new 137,180 square foot 120 unit mixed-income housing complex and a new 2,500 square foot retailer/restaurant with a drive-up, pick-up window and amenities. The property in question is located at 301 Pond Street, Assessors Map 25, Lot 318. The property is within the Highway Commerce Zoning District and the Pond Street Mixed Used Overlay Zoning District.

4. 8:00 PM - Reappointment of Design Review Committee Member:
 - a. Bill Novakowski
5. Planning Topics
 - a. Scenic Roads Outreach
 - b. MBTA Communities
 - c. Economic Impact Tool
6. Reports from Board Members and Town Planner:
 - a. Sustainability Committee
 - b. Design Review Committee
 - c. Comprehensive Plan
 - d. Inclusionary Zoning
 - e. CPC
 - f. Other

7. Administrative Matters:



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- a. Applications received
 - b. Meeting schedule
 - c. Topics for future meetings
 - d. Minutes Review: September 22, 2022
8. 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.