



# Town of Ashland

## MASSACHUSETTS

### Planning Board

#### Meeting Agenda

**Thursday, January 8, 2026 at 7:15 PM**

Location: Ashland Town Hall, Second Floor Select Board Hearing Room

*This meeting is being recorded and broadcast live by WACA TV and livestreamed on Facebook. Remote participation is available using the Zoom Video Conferencing platform. Any disruption with our Video Conferencing Platform will result in the platform being shut down. Meetings will continue to be broadcast on WACA TV and livestreamed on Facebook.*

#### **To participate remotely from a computer:**

<https://us02web.zoom.us/j/88688328542?pwd=NGZ4cGhYMm9aTGxvLzUvVXdZcVgwUT09>

*(If prompted, please enter Meeting ID: 865 1264 6250 Passcode: 01721)*

**From a telephone:** Dial +1 646 876 9923 and enter Meeting ID: 886 8832 8542 Passcode: 01721

1. 7:15 PM – Call Meeting to Order
2. Chair/Clerk’s Report
3. Public Comment
4. Public Hearings

#### **a. In-Law Apartments – Zoning Bylaws Amendment**

In accordance with the provisions of M.G.L, Ch 40A, Section 5, the Ashland Planning Board will hold a Public Hearing on proposed amendments to the Ashland Zoning Bylaws. The changes proposed are to add Section 7.8 in the Ashland Bylaws (In-law Apartments), and amend Section 3.0 Use Regulations – 3.1.G. Table of Use Regulations – Accessory Uses.

#### **b. 30 Memorial Drive: YMCA**

The Planning Board will hear the petition of the town of MetroWest Young Men’s Christian Association, Inc. requesting Specials Permits, Site Plan Review, Design Plan Review and Site Alteration Special Permit per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 9.3 (Special Permits), 9.6 (Design Plan Review), 9.4 (Site Plan Review) and 5.8 (Site Alteration Special Permit) of the Ashland Bylaws. The applicant is proposing to develop a full-service YMCA, an Early Learning Center, outdoor playground area, parking, walking paths, soccer fields, and associated utility services and landscaping. The total area of development will be 12.55 acres. The property in question is located at 30 Memorial Dr, Assessors Map 13, Lot 178 and located in the underlying Rail Transit District, more specifically RTD-C and RTD-D.

#### **c. 55 Tilton Ave – Special Permit & Site Plan Review**

The Planning Board will hear the petition of Tilton Sunrise LLC, 60 Pleasant St, Ashland, MA 01721 requesting Special Permit and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts General Law and Chapter 282, Sections 9.3 (Special Permits) and 9.4 (Site Plan Review) of the Ashland Bylaws. The applicant seeks to construct a three (3) -



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floor mixed-use building with fourteen (14) apartment units and two (2) flex-space contractor bays. The property in question is located at 55 Tilton Avenue, Assessors Map 14, Lot 62, in the Ashland Downtown District – C zone.

- d. **240-260 Pleasant Street – Site Plan Review, Design Plan Review & Site Alteration SP**  
The Planning Board will hear the petition of the town of MetroWest Facilities LLC requesting Site Plan Review, Design Plan Review and Site Alteration Special Permit per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 9.6 (Design Plan Review), 9.4 (Site Plan Review) and 5.8 (Site Alteration Special Permit) of the Ashland Bylaws. The applicant is proposing to develop a recreational youth soccer field, a tot-lot playground area, additional permeable parking, modified two-way site access driveway, pedestrian walkway connection to the abutting parcel to the west, associated stormwater management facilities, utility services, landscaping and electrical conduits or direct bury electrical wiring for future lighting on the field. This soccer field will serve as an ancillary use to the current facility (MetroWest Christian Academy & Connect Church). The total area of development will be 1.9 acres. The property in question is located at 240-260 Pleasant Street, Assessors Map 13, Lot 108 & 109 and located in the underlying Industrial District, Groundwater Protection Overlay District and MBTA Communities Multi-Family Overlay District (MCMOD).

5. **Planning Board Task List:** Discussion and Comment

6. Reports

- a. Community Preservation Committee
- b. Metro West Regional Collaborative
- c. Comprehensive Plan

7. Administrative Matters

- a. Planning Updates
  - Ongoing & New Projects
  - Housing Production Plan
  - Update on 40Bs and SHI
- b. Minutes Review: November 13, December 11
- c. Upcoming Meetings: January 22

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. Lengths of topic discussions are approximate.*