



Town of Ashland , Office of the Planning Board

Planning Board Meeting (Hybrid)

January 8, 2026 at 7:15 PM

Approved by the Planning Board on: January 22, 2026

1 **Members Present:**

2 Tricia Kendall, Chair

3 Anna Tesmenitsky, Vice-Chair

4 Deepa Venkat, Member

5 Paul Montesino, Member

6 Angel Khazadian, Associate Member

7

8 **Members Absent:**

9 Scott Pelletier, Member

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11 **Also Present:**

12 Jasmin Farinacci, Director of Planning & Economic Development

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14 **Call Meeting to Order**

15 Chair, Tricia Kendall, called the Planning Board meeting to order at 7:15 PM and announced that
16 the meeting was being recorded.

17

18 **Chair/Clerk's Report**

19 Ms. Kendall acknowledged receiving three emails since the Planning Board last met; one was an
20 inquiry regarding 16 West Union Street which has been responded to; another was in regard to
21 in-law apartments, which will be discussed tonight. The third was in regard to a property at Cross
22 Street; Becca Solomon, Conservation Agent, and Ms. Kendall responded.

23

24 **Public Comment**

25 Catherine Jurczyk, resident, inquired as to the status of the Comprehensive Plan Implementation
26 Committee; Ms. Tesmenitsky reached out to Yolanda Greaves today; Ms. Tesmenitsky hopes to
27 move this forward as soon as possible.

28

29 Ms. Jurczyk hopes that any bylaw discussions taken up by the Board should have a draft bylaw
30 published for the public to comment; Ms. Kendall agreed.

31

32 Cecelia Doucette, resident, discussed the lawsuit against the FCC pertaining to wireless radiation
33 risks. The FCC opened up a docket in December; they are now in the comment period. Ms.
34 Doucette stated that they want to strip local control from the Town regarding where cell towers
35 can be located. Ms. Doucette is asking that Ashland put something in the public record.
36

37 **Public Meetings**

38 **a. Housing Production Plan Presentation**

39 Ms. Farinacci introduced Flavio Vila of JM Goldson who gave a presentation on the draft
40 overview of the Housing Production Plan.
41

42 Mr. Vila noted that he was part of the Comprehensive Plan process, and is now part of the
43 Housing Production Plan process.
44

45 Mr. Vila discussed What is a Housing Production Plan (HPP): A state-recognized
46 inventive-based policy tool that helps local decision-makers respond to housing needs.
47 Ashland’s current HPP is valid until May 23, 2026.
48

49 Mr. Vila discussed the Eight Stages of the HPP Process: Discovering, Understanding,
50 Meeting, Proposing, Testing, Deciding, Organizing, and Committing,
51

52 Mr. Vila discussed Affordable Housing and MGL Chapter 40B by which the State
53 promotes affordable rental ownership housing production through MGL Chapter 40B by
54 encouraging municipalities to keep 10% affordable housing on their housing stock, as
55 measured by Subsidized Housing Inventory (SHI); Ashland’s current SHI percentage is
56 5.8%.
57

58 Mr. Vila discussed the purpose of a HPP, which is to make a plan to regain “Safe Harbor”
59 status and remain above 10% on the SHI State benchmark. When the Town is not in Safe
60 Harbor the Zoning Board of Appeals loses their power and the State can overrule its
61 mandates. The HPP will be based on community needs. The HPP also increases access to
62 State grants.
63

64 Mr. Vila discussed the Housing Production Plan components, which includes Housing
65 Needs Assessment; Development Constraints and Opportunities Analysis; Five Year
66 Goals, and a Menu of Strategies.
67

68 Mr. Vila discussed the current situation in Ashland; he noted that Ashland’s population is
69 expected to grow and become more ethnically diverse by 2035.
70

71 Mr. Vila discussed Housing Supply and Production, noting that Ashland lacks “missing
72 middle” housing types, which are 2-to-4-unit buildings; he noted that vacancy rates are
73 below healthy market levels, and that demand for rental housing has increased 25%.
74 Ashland is doing well with 25% of its housing stock being rentals.
75

76 Mr. Vila discussed Affordability and Cost Burden, noting that Ashland’s median
77 household income has declined while the region became wealthier, which can cause
78 affordability issues.

79 Mr. Vila discussed the 10% SHI Benchmark; constructing the three ongoing 40B projects
80 would add 592 subsidized units and bring the SHI percentage to 12.7%.

81
82 Mr. Vila discussed “Inclusionary Zoning”, which is a planning policy that requires or
83 incentivizes developers to set aside a percentage of units in new housing projects as
84 affordable for low-to moderate-income households; currently Ashland does not have an
85 Inclusionary Zoning By-Law.

86
87 Mr. Vila discussed building on the Comprehensive Plan; the HPP builds upon the Envision
88 Ashland Comprehensive Plan; the vision in the Comprehensive Plan is to enhance
89 Downtown vibrancy through a mixed-use village; and, to manage neighborhood evolution
90 by creating context-sensitive residential projects. The HPP takes the Comprehensive Plan
91 to a deeper level.

92
93 Mr. Vila discussed Next Steps, which include a public forum at the Ashland Community
94 Center, a Community Survey, Online Resources, Interviews with Key Community
95 Leaders, and, Planning Board Meetings, including the Select Board, on February 26th and
96 March 12th.

97
98 **b. 21 Olive Street – ANR**

99 Ms. Farinacci explained that Ed Rose of 21 Olive Street has submitted an ANR plan for
100 lots on Olive Street. Ms. Kendall disclosed that she has filed with the Town Clerk’s Office
101 an Appearance of Conflict of Interest Form, as she is a friend and former neighbor of the
102 applicant.

103
104 Ms. Farinacci shared the Approval Not Required plan on the screen; she explained that
105 this means there is no subdivision requirement for either the division or combination of
106 lots. Mr. Rose is proposing to take three lots on Olive Street, one of which is landlocked
107 and has no access or frontage, and create one single lot. Mr. Rose discussed the history
108 with the lots, noting that they had hoped one day to combine that third lot to have frontage
109 and access to Olive Street.

110
111 Ms. Venkat inquired as to whether at some point, this would be an opportunity for
112 development of a multi-family unit; Ms. Farinacci noted that it could, and that it cannot be
113 denied based on possible future development.

114
115 Mr. Montesino noted that he has friends who live on this road; however, he assured the
116 Board that he is able to vote fairly and equitably on this matter.

117
118 **Motion:** Ms. Tesmenitsky motioned to approve 21 Olive Street ANR as proposed; the
119 motion was seconded by Ms. Venkat.

120 **Vote:** 4-0-0. Motion approved. (Venkat-aye, Montesino-aye, Tesmenitsky-aye, Kendall-
121 aye).

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Public Hearings

a. In-Law Apartments – Zoning Bylaws Amendment

Ms. Kendall explained this came up when the Board passed the Accessory Dwelling Unit (ADU) Bylaw in the Spring; shortly before Town Meeting, there was a suggestion from Building Commissioner, Doug Scott, regarding a change to the way the Bylaw was written. Doug Scott explained that he discussed his concerns with Town Counsel Lisa Mead; he was concerned that the proposed ADU guidelines had a codicil that would delete the in-law apartment section of our zoning bylaw. Attorney Mead agreed that deleting that section of the bylaw would prevent permitting of in-law apartments. Mr. Scott explained that an ADU, under the State guidelines, is treated like a single-family home; an in-law apartment has much different criteria.

Ms. Farinacci explained that an applicant looking to put in an addition must come to the Building Department and pull a Building Permit; as our bylaws are written now, if the Building Commissioner felt this was an additional living space, he would require the applicant to apply for an ADU, there is no provision for him to allow an in-law apartment. This provision will allow the Building Commissioner to use his discretion to make the determination that this is an in-law, not an ADU.

The Board reviewed the language of the State ADU Regulations, including 7.8.7, Area Limitation. Ms. Kendall suggested stating that regardless of the size of the house, an in-law apartment must be limited to 800 square-feet. Board Members agreed 800 square-feet is a good number.

The Board discussed the parking provision in the ADU Regulation, requiring one off-street parking space if the residence is located more than ½ mile from a train station. Mr. Scott believes this is a good requirement for the Town. Ms. Tesmenitsky would not want to make it burdensome by requiring a parking space for a family member living in an in-law apartment.

(Ms. Tesmenitsky left the meeting at this time, at approximately 9:00 PM)

Public Comment

Ms. Jurczyk expressed her concern with a requirement which would limit in-law apartments to family members only.

Ms. Kendall noted the Board will revisit this at the next meeting and continue the conversation.

Motion: Ms. Kendall motioned to continue the in-law apartment zoning by-law amendment discussion to the next meeting on January 22nd. The motion was seconded by Ms. Venkat.

Vote: 3-0-0. Motion approved (Venkat-aye, Montesino-aye, Kendall-aye).

Ms. Kendall explained that when she and Ms. Farinacci met to review the agenda earlier in the week, the public hearings were still on the agenda; Ms. Kendall will inform Members

172 as soon as possible when she learns of a request for a continuance. Ms. Farinacci noted
173 that, by law, applicants may request a continuance up until the time of the meeting.
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175 **b. 0 Memorial Drive – YMCA**

176 **Motion:** Ms. Kendall motioned to continue 30 Memorial Drive, YMCA, Public Hearing,
177 to January 22nd; the motion was seconded by Mr. Montesino.

178 **Vote:** 3-0-0. Motion approved. (Venkat-aye, Montesino-aye, Kendall-aye).
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180 **c. 55 Tilton Ave – Special Permit & Site Plan Review**

181 **Motion:** Ms. Kendall motioned to continue 55 Tilton Ave, Special Permit and Site Plan
182 Review, to February 12th; Ms. Venkat seconded the motion.

183 **Vote:** 3-0-0. Motion approved. (Venkat-aye, Montesino-aye, Khazadian-aye).
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185 **d. 240-260 Pleasant Street – Site Plan Review, Design Plan Review & Site Alteration**
186 **Special Permit**

187 **Motion:** Ms. Kendall motioned to continue 240-260 Pleasant Street, Site Plan Review,
188 Design Plan Review and Site Alteration Special Permit, to January 22nd. The motion was
189 seconded by Mr. Montesino.

190 **Vote:** 3-0-0. Motion approved. (Venkat-aye, Montesino-aye, Kendall-aye).
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192 **Planning Board Task List: Discussion and Comment**

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194 **Reports**

195 a. Community Preservation Committee

196 b. Metro West Regional Collaborative – Ms. Venkat reported that there is a MetroWest
197 Regional Collaborative meeting scheduled for January 15th.

198 c. Comprehensive Plan
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200 **Administrative Matters**

201 Ms. Kendall reported that the general email for the Planning Board will be:

202 planningboard@ashlandmass.com

203 a. Planning Updates

204 i. Ongoing & New Projects

205 ii. Housing Production Plan

206 iii. Update on 40Bs and SHI
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208 b. Minutes Review: November 13, 2025 and December 11, 2025

209 **Motion:** Ms. Kendall motioned to approved the November 13th and December 11th meeting
210 minutes as amended.

211 **Vote:** 3-0-0. Motion approved (Venkat-aye, Montesino-aye, Kendall-aye).
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213 c. Upcoming Meetings: January 22, 2026
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215 **Adjournment**

216 **Motion:** Ms. Kendall motioned to adjourn the meeting at 9:39 PM; Mr. Montesino seconded the
217 motion.

218 **Vote:** 4-0-0. Motion approved. (Venkat-aye, Montesino-aye, Khazadian-aye, Kendall-aye).

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Documents Referenced during the 01/08/2026

- Draft Housing Production Plan, JM Goldson – PPT
- 21 Olive Street ANR - Plan
- Draft In-law Apartment Bylaw
- Draft Meeting Minutes, November 13, 2025 and December 11, 2025