

38 Condition 30 is a requirement concerning a pre and post construction survey if there is blasting of
39 the Mill Street Dam, to assure that no damage occurs during construction; in the event of damage,
40 the applicant will be required to pay for the cost of repair.
41
42 Condition 31 concerns the Ocean House barn structures, with the same requirement, that assures
43 that no damage occurs during construction; in the event of damage, the applicant will be required
44 to pay for the cost of repair.
45
46 Condition 32 is financial support to the Town so that the Town can undertake peer review, related
47 to the Activity and Use Limitation and RAM Plan. There is a certain amount of funding for this.
48
49 Condition 33 is a requirement to use best efforts to reuse salvaged and original Mill granite from
50 demolition occurring on the site, and employ those for final site improvements.
51
52 Condition 34 is a new condition; the Applicant has agreed to pay the Town \$50,000 upon the
53 issuance of a Building Permit, and to pay an additional \$25,000 upon the issuance of an Occupancy
54 Permit to the Town for municipal parking and to improve public safety access.
55
56 Condition 35 states that the Applicant has used best efforts to execute a lease agreement and
57 occupy the ground floor restaurant space(s) as soon as practical.
58
59 Jeff Engler, Applicant, SLV Ashland, inquired as to whether the Board would agree for the
60 allowance of changing the ground floor to state “commercial space”, because at this point he is
61 not certain what it will be; he does not want to be bound to being a restaurant; Board Members
62 agreed; Mr. Sullivan stated he hopes best efforts land on that.
63
64 The rest of the conditions talk about traffic, parking; construction security and practice standards
65 are the same. Attorney Winner discussed the Waivers matrix; which have small changes that have
66 already been reviewed and discussed.
67
68 **Motion:** Mr. Forestal motioned, and Mr. Sullivan seconded the motion, to adopt, as the decision
69 of this Board, the draft Decision prepared by Counsel and discussed this evening, inclusive of the
70 Findings, and the Decision, and the Conditions and the Waivers matrix, which passed with the
71 following vote: 3-0-0.
72 Mr. Trefethen: Aye
73 Mr. Forestal: Aye
74 Mr. Sullivan: Aye
75
76 Attorney Winner explained the next steps are for he and Ms. Farinacci to put it into final form,
77 remove the draft watermark, and make the change from “restaurant space” to “commercial space”
78 and have a final product for the Board to sign and file with the Town Clerk; the 20-day appeal
79 period then begins.
80
81 Mr. Trefethen noted this concludes the 10-60 Main Street 40B hearing, after just over a year; Mr.
82 Trefethen wished Mr. Engler good luck. Mr. Engler offered his gratitude to the Board, and believes
83 this is going to be great for the Town of Ashland, he noted there is still a long process ahead.
84
85
86
87

88 **Meeting Minutes: December 9, December 22, December 23**

89 **December 9, 2025**

90 **Motion:** Mr. Forestal motioned and Mr. Sullivan seconded, to approve the December 9, 2025
91 meeting minutes as presented, which passed with the following vote: 4-0-0.

92 Mr. Trefethen: Aye

93 Mr. Forestal: Aye

94 Mr. Siegel: Aye

95 Mr. Sullivan: Aye

96

97 **December 22, 2025**

98 **Motion:** Mr. Forestal motioned and Mr. Sullivan seconded, to approve the December 22, 2025
99 meeting minutes as presented, which passed with the following vote: 4-0-0.

100 Mr. Trefethen: Aye

101 Mr. Forestal: Aye

102 Mr. Siegel: Aye

103 Mr. Sullivan: Aye

104

105 **December 23, 2025**

106 **Motion:** Mr. Forestal motioned and Mr. Sullivan seconded, to approve the December 23, 2025
107 meeting minutes as presented, which passed with the following vote: 4-0-0.

108 Mr. Trefethen: Aye

109 Mr. Forestal: Aye

110 Mr. Siegel: Aye

111 Mr. Sullivan: Aye

112

113 **Staff Updates and Administrative Matters**

114 Board Members discussed methods of communications for sending out meeting material,
115 including access through the Google drive.

116

117 Mr. Trefethen introduced Alex Mironovas who has expressed interest in becoming an Associate
118 Member of the Zoning Board. It is recommended that potential Board Members attend a couple of
119 meetings to make sure they are comfortable with the fit. Mr. Trefethen discussed the Zoning
120 Board's meeting schedule, which is the second and fourth Tuesday, however there are times when
121 the Board doesn't meet, when there are no applications.

122

123 Mr. Mironovas works as an automation engineer for an architectural engineering firm; he has been
124 in the industry for 30 years. Mr. Mironovas has been an Ashland resident for over 20 years, since
125 2002; he thought this would be a good way to help and contribute to the community.

126

127 Board Members thanked Mr. Mironovas for volunteering and for his interest. Mr. Trefethen
128 explained how the voting works, that they rotate Associate Members for voting. Mr. Trefethen
129 noted that the third full-time Member is currently on a leave of absence, he is in the military service
130 and was assigned to duty overseas and is due back this year. All Members can ask questions and
131 participate in the discussion. They deal primarily with Special Permit requests, and Variance
132 requests under the Ashland Zoning Bylaws. This year, 2025, the Board dealt primarily with
133 Chapter 40B Applications. Mr. Trefethen said he hopes to see Mr. Mironovas back at the next
134 meeting on the January 27th meeting.

135

136

137

138 Adjournment

139 **Motion:** Mr. Forestal motioned and Mr. Sullivan seconded, to adjourn the meeting, which passed
140 with the following vote: 4-0-0.

141 Mr. Trefethen: Aye

142 Mr. Forestal: Aye

143 Mr. Siegel: Aye

144 Mr. Sullivan: Aye

145

146 The meeting adjourned at 7:31 PM.

147

148

149 Documents reviewed during the January 13, 2026 meeting

150 1. Final Draft Decision, 10-60 Main Street

151 2. Talent Bank Form, Alex Mironavas