



Town of Ashland , Office of the Planning Board

Planning Board Meeting (Hybrid)

February 12, 2026 at 7:15 PM

Approved by the Planning Board on: February 26, 2026

1 **Members Present:**

2 Tricia Kendall, Chair
3 Anna Tesmenitsky, Vice-Chair
4 Deepa Venkat, Member
5 Scott Pelletier, Member
6 Paul Montesino, Member
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8 **Members Absent:**

9 Angel Khazadian, Associate 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.
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18 **Chair/Clerk's Report**

19 Ms. Kendall stated that no emails have been received from the public since the last meeting.
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21 **Public Comment**

22 Catherine Jurczyk, resident, inquired if there is any update on the development of the
23 Implementation Committee; Ms. Kendall stated this is on the agenda and will be discussed later in
24 the meeting. Ms. Jurczyk stated that the Town has a supplemental connection with MWRA. Ms.
25 Jurczyk discussed the Water/Sewer investigation suggestion and hopes action is taken to pursue
26 this issue.
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28 **Public Meeting**

29 **Ballard Road/Highland Road – ANR**

30 Attorney Jason Panos, was present at the meeting on behalf of the Applicant, the Depietri Group
31 LLC; Sander Depietri, Representative for the Depietri Group, was also present, as well as Civil
32 Engineer Marc Alencar of MP Design Consultants.

33 Attorney Panos updated the Board on what has occurred since they last met on January 22, 2026;
34 on February 2nd they submitted to this Board revised ANR Plans, and they submitted a Stormwater
35 Permit Application with the Conservation Commission for hearing on February 23rd.

36
37 Attorney Panos explained that the Chair had requested the Plan be revised to show the ANR lots
38 superimposed on the 1950 Subdivision Plan. The ANR Plan now shows the three lots: Parcel A,
39 Parcel B, and Parcel C - an unbuildable, landlocked parcel that will be used for stormwater
40 management, and utility placement.

41
42 Attorney Panos explained that there is a newly adopted law that which has revived nine of these
43 lots requiring no additional relief from the Planning Board. Under this law, lots are required to
44 have a minimum of 10,000-square feet, have 75-feet of frontage, and had to have been in
45 compliance with zoning at the time they were created. This Subdivision Plan was created in 1950
46 when there was no zoning. Lots 31, 30, 29, 28, 23, 21, 17, and 16 comply with the requirements;
47 Lot 15 is an undersized lot that will be used for stormwater management purposes. Buildings must
48 be a three-bedroom house with 1,850-square feet of heated livable space.

49
50 Attorney Panos explained that Deputy Fire Chief Moraghan was provided with a Swept Path
51 Analysis and concluded via an email memo that the tower truck can safely navigate the proposed
52 cul-de-sacs without damage to the apparatus; he noted this is conditional to prohibiting parking in
53 the cul-de-sac and that 'No Parking' signs be posted accordingly. Attorney Panos explained that
54 homes have been built on Upland, Highland, and Ballard; these roads will be improved.

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56 Mr. Pelletier inquired, and Attorney Panos responded, that the driveways are zoning-compliant,
57 and will be wide enough to accommodate two cars, plus a garage.

58
59 Sander Depietri explained that they will likely begin construction with Ballard Road, then move
60 to Highland Road six or seven months later, so that it is not being pushed all at once. Lot A will
61 likely be the last phase.

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63 Ms. Kendall confirmed that the ANR will create two conforming lots that need to be created
64 according to today's zoning. The two lots are each about 30,000 square feet, lots include the
65 right-of-way and cul-de-sac. Attorney Panos stated that the parcels will be subject to easements
66 that they will record to accommodate the right-of-way.

67
68 Ms. Farinacci explained that if the Board approves the endorsement, the Applicant would record
69 the Plan with the Registry of Deeds and they could begin building on any of the other lots. Attorney
70 Panos suggested the Deputy Fire Chief's memo regarding no parking, and signage, be included as
71 a condition for the Building Permit, and for the Building Commissioner to keep in mind.

72
73 **Motion:** Ms. Tesmenitsky motioned to approve the Ballard Road-Highland Road ANR as
74 proposed; Mr. Montesino seconded the motion.

75 **Vote:** 5-0-0. Motion approved. (Venkat-aye, Tesmenitsky-aye, Pelletier-aye, Montesino-aye,
76 Kendall-aye).

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80 **Public Hearings**

81 **55 Tilton Ave – Special Permit & Site Plan Review**

82 Ms. Farinacci explained that the Applicant has requested a continuance to February 26th to allow
83 for additional time to respond to the peer review reports.

84 **Motion:** Ms. Tesmenitsky motioned to continue 55 Tilton Ave, Special Permit and Site Plan
85 Review, to February 26th. Ms. Venkat seconded the motion.

86 **Vote:** 5-0-0. Motion approved. (Venkat-aye, Tesmenitsky-aye, Pelletier-aye, Montesino-aye,
87 Kendall-aye).

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89 **30 Memorial Drive – YMCA**

90 Ms. Farinacci explained that the Applicant is not ready for the hearing tonight; she expects that
91 they will be ready on February 26th.

92 **Motion:** Ms. Tesmenitsky motioned to move 30 Memorial Drive, YMCA, to February 26th; the
93 motion was seconded by Ms. Venkat.

94 **Vote:** 5-0-0. Motion approve. (Venkat-aye, Tesmenitsky-aye, Pelletier-aye, Montesino-aye,
95 Kendall-aye).

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97 **240-260 Pleasant Street – Site Plan Review, Design Plan Review & Site Alteration SP**

98 Ms. Farinacci explained that there had been personnel changes at the Connect Church; that the
99 person who was in charge of this project has left that position and nobody has since filled the
100 position. They are considering whether to withdraw or continue; for now, they are asking for a
101 continuance to March 12th.

102

103 **Motion:** Ms. Tesmenitsky motioned to move 240-260 Pleasant Street Site Plan Review, Design
104 Plan Review and Site Alteration to March 12th; the motion was seconded by Mr. Pelletier.

105 **Vote:** 5-0-0. Motion approved. (Venkat-aye, Tesmenitsky-aye, Pelletier-aye, Montesino-aye,
106 Kendall-aye).

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108 **In-Law Apartments – Zoning Bylaws Amendment**

109 Ms. Kendall explained that a meeting was held with Ms. Kendall, Ms. Farinacci, Town Counsel
110 Lisa Mead, and Building Commissioner Doug Scott; the concern is that under the ADU Bylaw,
111 that if someone buys or sells a house, they may think they have an ADU but they do not, there
112 needs to be an understanding between ADU and In-Law apartments.

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114 This is being pulled as a Planning Board amendment, and is no longer under the Planning Board's
115 purview. At Town Meeting there will be a Bylaw presented that will require secondary (In-Law)
116 suites to be recorded at the Registry of Deeds. Attorney Mead will create the form that will be
117 utilized. A recorded copy of the form will be returned to Doug Scott for the Building Department's
118 file. When the owners go to sell the home, the buyer will know it is a secondary suite, not an ADU,
119 and thus cannot be rented out as a two-family. It does not limit who can live there.

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121 **Other**

122 a. Planning Board Task List: Discussion and Comment

123 b. **Letter regarding 0 Cross Street**

124 Board Members reviewed a letter from the Select Board, encouraging the Town of
125 Hopkinton to uphold the Decision of their Planning Board; the Board discussed
126 whether it would be beneficial for the Planning Board to send a letter of support as

127 well. Ms. Tesmenitsky offered to draft a memo on behalf of the Ashland Planning
128 Board, to the Hopkinton Planning Board.

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130 Tony Quattrone and Susan Thorne, residents/abutters to 0 Cross Street, joined the
131 meeting via Zoom to speak on this matter. Ms. Thorne thanked the Board for their
132 support and agreed that it would be meaningful for the Ashland Planning Board to
133 coordinate with their counterparts in Hopkinton; she hopes all available tools are used
134 to ensure that this parcel is preserved as Open Space/Conservation land, as intended.
135 They have asked that all municipal permits be paused, and that the potential buyer is
136 informed that there is a deed recording pertaining to the Special Permit condition of
137 Open Space. If it is sold, they ask that the Town enforce the Special Permit conditions.
138 Ms. Thorne stated that many Ashland and Hopkinton residents she knows are in support
139 of protecting this beautiful piece of property.

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141 Ms. Tesmenitsky read the letter she drafted.

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143 **Motion:** Ms. Tesmenitsky motioned to send the letter to the Hopkinton Planning
144 Board, as read; the motion was seconded by Ms. Venkat.

145 **Vote:** 5-0-0. Motion approved. (Venkat-aye, Tesmenitsky-aye, Pelletier-aye,
146 Montesino-aye, Kendall-aye).

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148 c. Design Review Committee discussion

149 Ms. Kendall explained that Town Counsel Lisa Mead will soon start working on
150 replacing our current Bylaw for the Design Review Committee, and create a design
151 review group which would be on a per-project basis. There is a placeholder for the
152 Bylaw; Ms. Farinacci noted they have until April 2nd to finalize the Bylaw language.

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154 d. Discussion regarding Comprehensive Plan Implementation Committee

155 Ms. Tesmenitsky stated that Yolanda Greaves, Select Board, did a great job
156 summarizing the last discussion of the Comprehensive Plan Steering Committee related
157 to the creation of the Comprehensive Plan Implementation Committee, which would
158 include a Planning Board Member, a Select Board Member, and 5-7 members of the
159 public who, ideally, were Members of the Comprehensive Plan Committee. Ms.
160 Tesmenitsky shared the draft proposal with the Board and stated it is consistent with
161 the Comprehensive Plan Committee's discussion. Key Responsibilities of the
162 Committee are taken directly from the Comprehensive Plan and include:

- 163 • Collaborate with departments to facilitate cross-functional alignment and serve
164 as an accountability partner.
- 165 • Supporting municipal staff by identifying grants and organizing volunteers to
166 assist with initiatives.
- 167 • Establish a baseline metrics to measure progress towards the Plan's goals.
- 168 • Tracking progress on implementation, noting when strategies are complete, in
169 progress, not feasible, or when alternatives are needed.
- 170 • Creating and sharing an annual implementation plan that outlines and prioritizes
171 initiatives for the year.
- 172 • Reporting regularly to the Select Board, Planning Board, and Town Meeting.

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- Maintaining transparency by posting updates to the municipal website, including the Implementation Matrix and status of each strategy.
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176 Ms. Tesmenitsky stated that the February 26th joint Planning Board / Select Board hearing may be the time for a Member of the Planning Board and Select Board to step up as a Members of the Implementation Committee. Although she very much enjoyed working on the Comprehensive Plan, Ms. Tesmenitsky stated it would be exciting to have a new Planning Board Member working on the implementation component, which is a multi-year process; she would step up if there is no strong interest on the Board.

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183 Ms. Kendall noted that as of May, she will be completing her 5th year as Chair of the Planning Board, she will be looking to see if anyone would like to step up as Chair; she offered to support as Vice Chair, or stay on another year and work with a Vice Chair in training. Board Members that are interested in either position (Board Chair or Implementation Committee) will email Ms. Kendall and Ms. Farinacci.

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189 Reports

- 190 a. Community Preservation Committee
- 191 The next CPC meeting is on Tuesday; Mr. Pelletier will provide an update at the next meeting.
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- 193 b. Metro West Regional Collaborative
- 194 Ms. Venkat will plan to attend the next meeting later this month.
- 195 c. Comprehensive Plan (discussed)
- 196 d. Discussion for site walk – Eversource Scenic Road
- 197 Ms. Kendall explained that each year Eversource makes a proposal regarding tree work that needs to be conducted; this year is a longer list than usual, the list of trees to be removed is over 40. Board Members expressed concern with the number of trees, and discussed availability for a site walk. Board Members agreed to open the hearing on February 26th, and have the site walk in early March.
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203 Administrative Matters

- 204 a. Planning Updates
- 205 1. Ongoing & New Projects
 - 206 2. Housing Production Plan
 - 207 3. Update on 40Bs and SHI
- 208 b. Minutes Review: January 22, 2026
- 209 **Motion:** Ms. Tesmenitsky motioned to approve the January 22, 2026 minutes as is, with the blanks filled in; the motion was seconded by Mr. Pelletier.
- 210 **Vote:** 5-0-0. Motion approved. (Venkat-aye, Tesmenitsky-aye, Pelletier-aye, Montesino-aye, Kendall-aye).
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- 213 c. Upcoming Meetings: February 26
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215 Adjournment

216 **Motion:** Ms. Tesmenitsky motioned to adjourn the meeting at 8:57 PM; Ms. Kendall seconded the motion.

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218 **Vote:** 5-0-0. Motion approved. (Venkat-aye, Tesmenitsky-aye, Pelletier-aye, Montesino-aye, Kendall-aye).

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Documents Referenced during the 02/12/2026

- Ballard Road, Highland Road – ANR
- Memo - Deputy Fire Chief Lyn Moraghan
- Draft In-law Apartment Bylaw
- 0 Cross Street, Plan
- Draft Meeting Minutes, January 22, 2026