



Town of Ashland , Office of the Zoning Board of Appeals

MINUTES OF MEETING
ASHLAND ZONING BOARD OF APPEALS
101 Main Street, Ashland MA / Zoom Video Conferencing
February 24, 2026, 7:00 PM

Minutes Approved on: March 10, 2026

Present: John Trefethen, Chair (Remote)
Brian Forestal, Member (Remote)
Stuart Siegel, Associate Member (Remote)
Ryan Sullivan, Associate Member (Remote)

Absent: Nathan Band, Member
Alex Mironovas, Associate Member

Also present: Jasmin Farinacci, Director of Planning and Economic Development

Call the Meeting to Order

Mr. Trefethen called the meeting to order at 7:00 PM. Mr. Trefethen announced that this meeting was originally scheduled as a hybrid meeting, but due to the snowstorm, they are proceeding on Zoom only. The meeting is being recorded and will be broadcast at a later time on WACA-TV and livestreamed on YouTube.

Continuance of Public Hearing – 55 West Union Street; 40B Comprehensive Permit

Mr. Trefethen stated that this hearing first opened on August 26, 2025, a hearing was held on February 10, 2026, with a subsequent hearing on February 17, 2026. After the February 10th hearing, we received a request authorizing to extend the time to complete the hearing to March 24, 2026. That agreement was filed and stamped by the Town Clerk's Office.

Mr. Trefethen explained that Associate Zoning Board Member Stuart Siegel, missed the February 10th meeting but subsequently filed a Mullins Affidavit, which was signed by Mr. Siegel and filed with the Town Clerk's Office on February 12, 2026.

Lynne Sweet, LDS Consulting Group, on behalf of the Applicant, stated that she is joined tonight by Attorney Paul Haverty, Architect Talia Cannistra, and the Applicant John Dudley. Ms. Sweet explained that they had planned to begin the flow testing this week but due to the snowstorm, and limited availability of Police and DPW, they have moved it to next week. They do want to discuss the meters that have been in place to measure rainfall. They were concerned about the request for a 1.75" rainfall over a 6-hour period, those types of storms are not happening now, what is going

40 into the system has been minimal. Ms. Sweet requested, given that there is a month left on the
41 extension, that this requirement be reduced to two ½” storms. Mr. Trefethen stated that neither
42 the Town Attorney, Brian Winner, or the Town’s engineering peer reviewer, GCG/Bethany
43 Ordnung, are present tonight. The Board would want to consult with our peer reviewer to determine
44 if this proposal is satisfactory, and also have Attorney Winner’s input as to whether this proposal
45 would be adequate protection for the Town. Board Members agreed to consult with the peer
46 reviewer regarding this request.

47
48 Mr. Trefethen explained that the Town’s architectural peer reviewer, Amy Latva-Kokko, issued a
49 report dated February 19, 2026 which will be posted on the website. Ms. Latva-Kokko met with
50 Ms. Cannistra, who issued a report in response to the peer reviewer’s report. Mr. Trefethen asked
51 that the architects provide an update to the Board on the reports and plan revisions.

52
53 Ms. Cannistra shared slides of the updated plans; she explained that during her meeting with Ms.
54 Latva-Kokko, they discussed and confirmed the number of accessible units, which will be 5% (6
55 units) in Group 2, the rest are Group 1, conforming with MAAB (Massachusetts Architectural
56 Access Board). The plans were also updated to include dimensions of all the floor plans as
57 requested. They have also included an additional 3-dimensional view. The most significant
58 request/update was for the façade to be broken down further in the front entry area, this was done
59 by adding a recessed bay, which goes around the building, breaking down the main architectural
60 siding and window patterning. They also discussed and confirmed that the windows and bays at
61 the Mansard roof level were sufficient to support the unit layouts as designed. Ms. Latva-Kokko
62 stated she is pleased with the changes and appreciative of the dialogue.

63
64 Mr. Trefethen inquired as to the fence, which was shown in the plan as brown wood; Mr. Trefethen
65 stated that this was discussed at the previous meeting and believes it should be vinyl. Ms. Sweet
66 confirmed that they agreed to the abutters’ request for a vinyl fence, and that it is shown in the
67 Landscape Plans as a white, vinyl fence. Mr. Trefethen stated he appreciates the parties working
68 together and for breaking up the building facade; it is a big building.

69
70 Ms. Sweet discussed receiving quotes for sewer relocation upwards of \$40-\$50,000. The reason
71 the sewer was placed at this location was because that would be already disturbed land. Moving
72 the sewer to the other side of Memorial Drive would be the costliest option. Ms. Sweet stated this
73 may be another matter which could be discussed in a working group session. Mr. Trefethen will
74 discuss with the Engineering peer reviewer and Attorney Winner to get their comments, whether
75 we need to set up something between now and the March 10th meeting. Board Members agreed.

76
77 **Motion:** Mr. Forestal motioned, and Mr. Sullivan seconded, to open public comment, which
78 passed with the following vote: 4-0-0.

79 Mr. Trefethen: Aye

80 Mr. Forestal: Aye

81 Mr. Sullivan: Aye

82 Mr. Siegel: Aye

83

84 **Public Comment**

85 None.

86

87 **Motion:** Mr. Forestal motioned, and Mr. Sullivan seconded, to continue the hearing to Tuesday,
88 March 10, 2026 at 7:00 PM, which passed with the following vote: 4-0-0.

89 Mr. Trefethen: Aye

90 Mr. Forestal: Aye
91 Mr. Sullivan: Aye
92 Mr. Siegel: Aye

93

94 **Meeting Minutes: February 10, and February 17, 2026**

95 **February 10, 2026**

96 **Motion:** Mr. Forestal motioned, and Mr. Sullivan seconded, to approve the February 10, 2026
97 meeting minutes as amended, which passed with the following vote: 3-0-1.

98 Mr. Trefethen: Aye

99 Mr. Forestal: Aye

100 Mr. Sullivan: Aye

101 Mr. Siegel: Abstain (Mr. Siegel was not in attendance at this meeting).

102 **February 17, 2026**

103 Not yet available.

104

105 **Staff Updates and Administrative Matters**

106 Mr. Trefethen explained that at their last meeting, the Select Board appointed Kiran Gurrán, who
107 had attended our February 10th meeting, as an Associate Member of the ZBA; Ms. Gurrán will be
108 sworn-in by the Town Clerk once Town Hall has opened back up. Mr. Trefethen congratulated
109 and welcomed Ms. Gurrán.

110

111 **Adjournment**

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

114 Mr. Trefethen: Aye

115 Mr. Forestal: Aye

116 Mr. Sullivan: Aye

117 Mr. Siegel: Aye

118

119 The meeting adjourned at 8:48 PM.

120

121 **Documents reviewed during the February 24, 2026 meeting**

122 1. Updated Plans Renderings/Peer Review Report – 55 West Union Street

123 2. Draft Meeting Minutes, February 10, 2026

124