Development Liaison Committee Meeting

April 10, 2019 – Town Hall Room B-C

Present: Steve Mitchell, Yolanda Greaves, Dale Buchanan, Michael Herbert, Jennifer Ball, Amanda Dumas, Beth Reynolds, Charles Zammuto, Terry Norris

The developer presented plans for a new mixed-use facility on 12 Pond Street. The Pond Street Overlay District allows for 1 unit to be built for every 2,000sft of buildable area. As the lot is 30,000sf this would accommodate 15 units. Also under the PSOD, if a development has more than 10 units, 10% need to be affordable. This would mean that 2 of the 15 units would need to be affordable.

Under Section 8.8.7 of the Pond Street Overlay District, the Planning Board may allow more units than the 15 if the developer proposes more than 10% of the units as affordable. The developer is proposing doing 20 units, with 25% (4 units) affordable. As these would be rental, the benefit of the 25% number is that all 20 units could be counted towards the town's affordable housing inventory which would in turn help the town deny unwanted 40b applications in the future.

All town officials agreed that this would be an improvement to the corridor and believed that the utilization of the affordable housing density bonus was in line with the intent of the overlay district. There were some questions about the size of the new building and the design.

Mr. Norris indicated that Mr. Zammuto was planning on holding a meeting with the neighborhood at 12 Pond Street to go over the proposed plans and get their feedback. The group agreed and encouraged the developer to move forward with that proposal and they would try to attend.

12 POND STREET, ASHLAND, MA 01721

LOT SIZE: 30,000 SQ. FT.
ZONING DISTRICT: CH
# OF STORIES: 3-STORY WOOD FRAME

| | 1-BED | 2-BED | TOTAL |
|---|---|---|---|
| | | | |
| 1ST FL. | COMMERCIAL | | |
| 2ND FL. | 2 | 8 | 10 |
| 3RD FL. | 2 | 8 | 10 |
| | | | |
| | 4 | 16 | 20 |

1-BEDROOM AVG. SQ.FT. = 800 SQ.FT.
2-BEDROOM AVG. SQ.FT. = 1,191 SQ.FT.

# OF PARKING: UNDER BUILDING: 28 SPACES
EXT. SITE: 30 SPACES
RESIDENTIAL PARKING SPACE:
-20 UNIT @ 2 PARKING/DWELLING
= 40 REQUIRED PARKING

COMMERCIAL SPACE:
5,011 LEASEABLE SPACE
-1 SPACE REQUIRED FOR 180 SF
= 28 REQUIRED PARKING

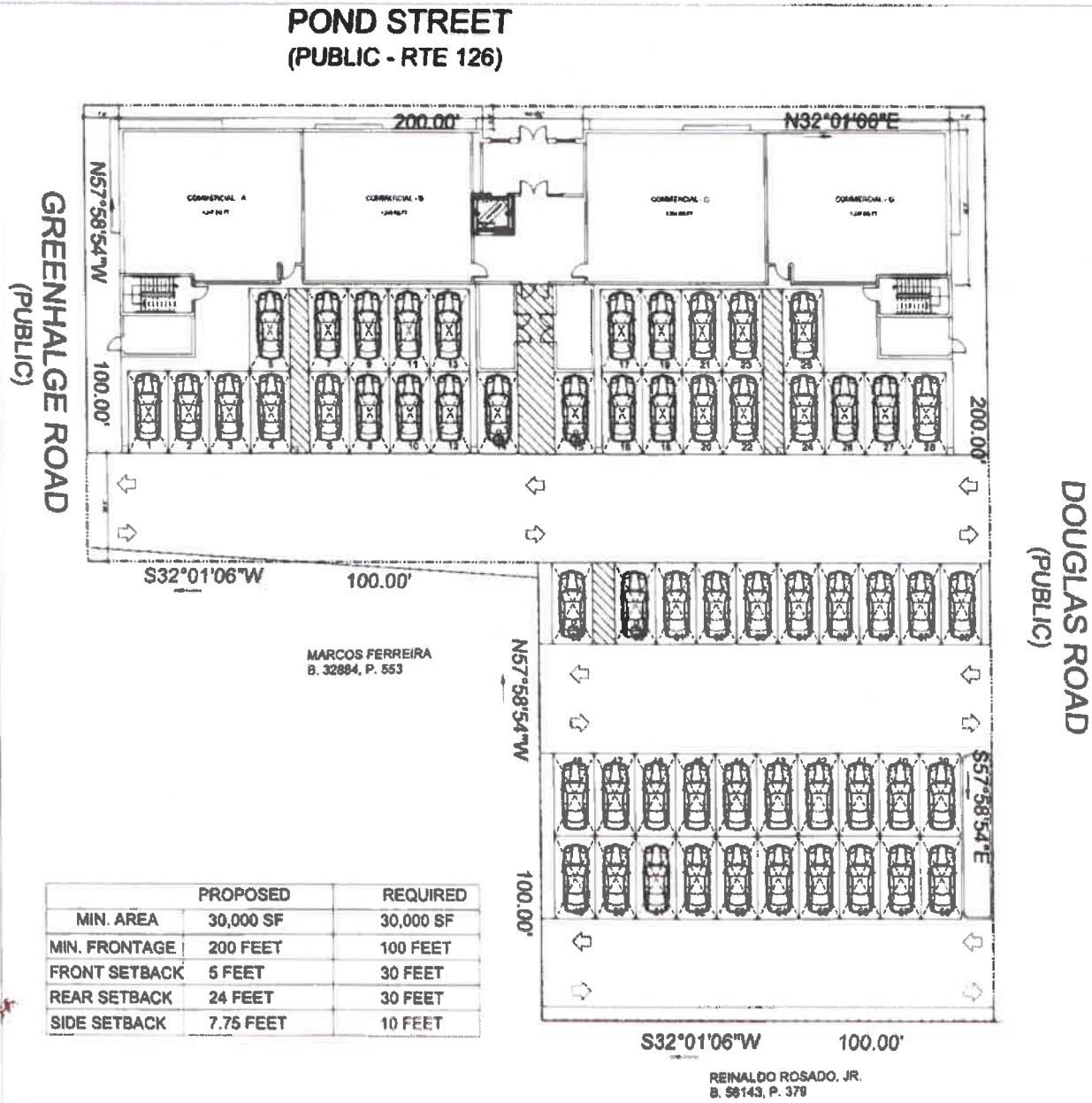
TOTAL PROJECT REQUIRED PARKING: 68
PROPOSED PARKING: 58

FIRST FLOOR GROSS SQ.FT. = 7,062 SQ.FT.
-COMMERCIAL-A: 1,247 SF
-COMMERCIAL-B: 1,223 SF
-COMMERCIAL-C: 1,294 SF
-COMMERCIAL-D: 1,247 SF

SECOND FLOOR GROSS SQ.FT. = 13,385 SQ.FT.
THIRD FLOOR GROSS SQ.FT. = 13,385 SQ.FT.

TOTAL BUILDING SQ.FT. = 33,832 SQ.FT.

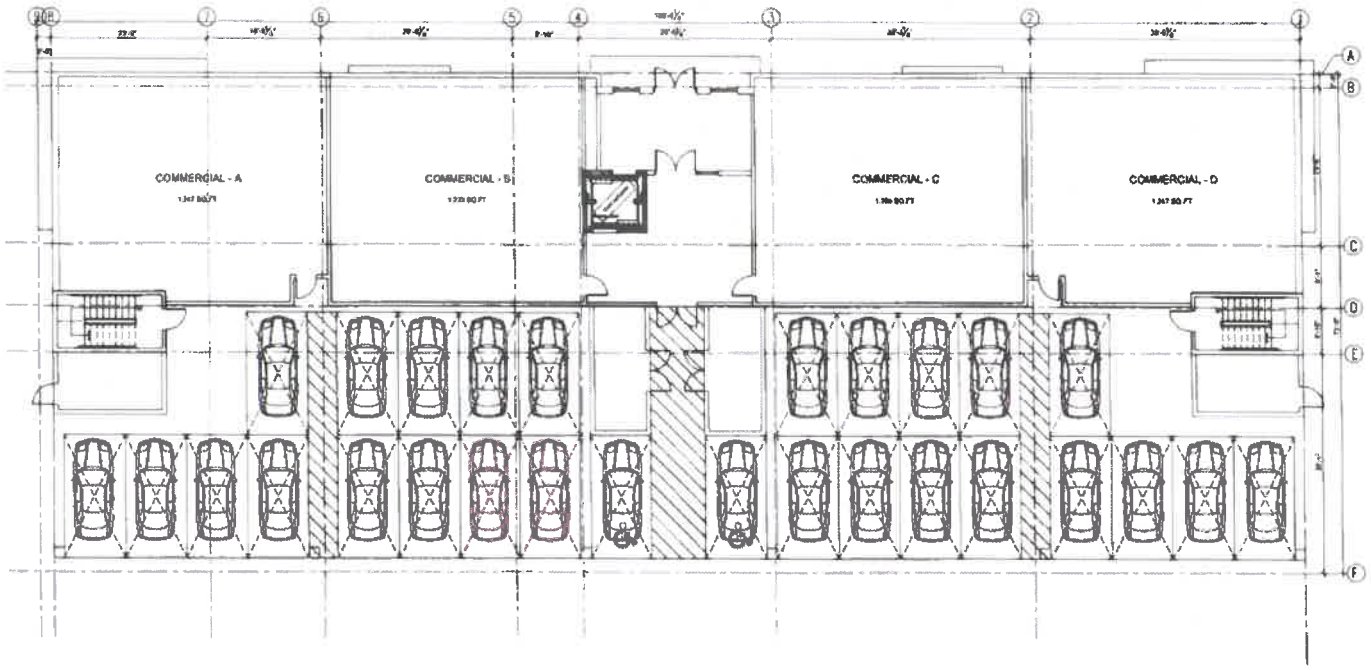
33,832 / 30,000 SQ = 1.13 F.A.R.




| | PROPOSED | REQUIRED |
|---|---|---|
| MIN. AREA | 30,000 SF | 30,000 SF |
| MIN. FRONTAGE | 200 FEET | 100 FEET |
| FRONT SETBACK | 5 FEET | 30 FEET |
| REAR SETBACK | 24 FEET | 30 FEET |
| SIDE SETBACK | 7.75 FEET | 10 FEET |

MIXED-USE BUILDING
COMMERCIAL & RESIDENTIAL
12 POND STREET
ASHLAND, MA 01721

L-1

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# MIXED-USE BUILDING
## COMMERCIAL + RESIDENTIAL

12 POND STREET
ASHLAND, MA 01721

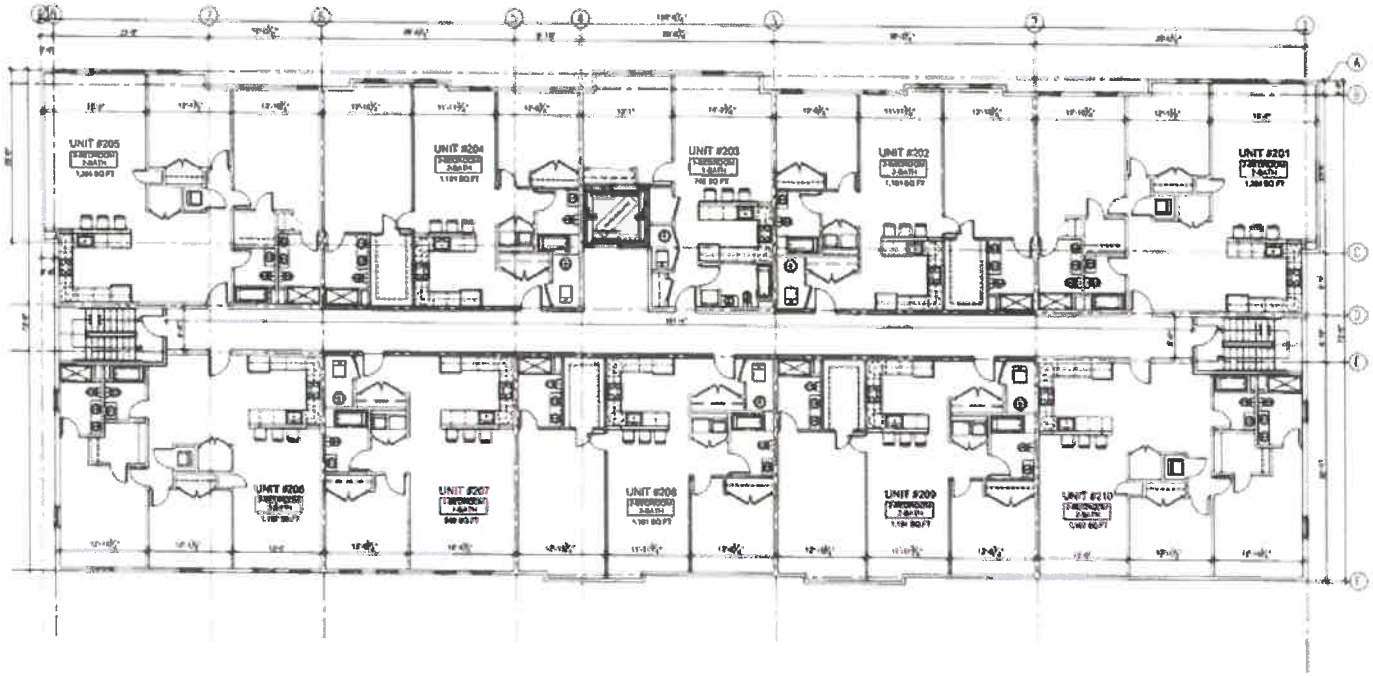
Prepared by: JIM CHEN, AIA

Drawn By: J.C.
Checked By:
Date: 01/09/2019
Project No. JCA #1919
Drawing File:

Revisions

**PROPOSED FIRST FLOOR PLAN**

Sheet No. **A-1**
Scale: 3/32" = 1'-0"

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# MIXED-USE BUILDING
## COMMERCIAL + RESIDENTIAL

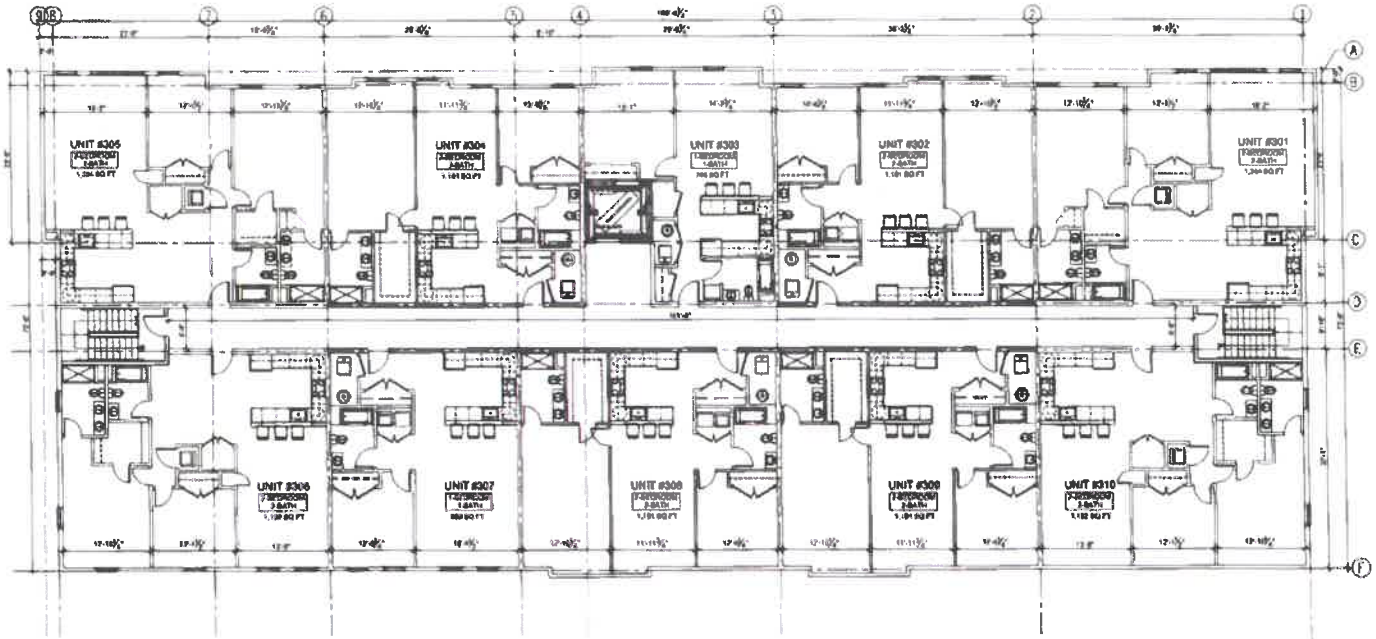
12 POND STREET
ASHLAND, MA 01721

Designed by JIM CHEN, AIA

Drawn by: JC
Checked by:
Date:
Project No. JCA #2018
File Name: Existing
Drawing Title:

PROPOSED SECOND FLOOR PLAN

Sheet No. A-2
Scale: 3/32" = 1'-0"

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# MIXED-USE BUILDING
## COMMERCIAL + RESIDENTIAL

12 POND STREET
ASHLAND, MA 01721

Stamped by: JIM CHEN, AIA

Drawn By: J.C.
Checked By:
Date: 03/08/2019
Project No.: JCA #1918
File Name: Arching
Drawing Title:

Revisions

PROPOSED THIRD FLOOR PLAN

Sheet No.: A-3
Scale: 3/32" = 1'-0"

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# MIXED-USE BUILDING
## COMMERCIAL + RESIDENTIAL

12 POND STREET
ASHLAND, MA 01721

Drawn By: J.C.
Checked By:
Date: 03/08/2018
Project No. JCA #1918
Title Name Auto Reg
Drawing No.
Revisions

Responsible: JIM CHEN, AIA

PERSPECTIVE
RENDERING VIEW
FROM POND STREET

Sheet No. R-1
Scale: N.T.S.

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# MIXED-USE BUILDING
## COMMERCIAL + RESIDENTIAL

12 POND STREET
ASHLAND, MA 01721

Drawn by: JIM CHEN, AIA

Drawn By: J.C.
Checked By:
Date: 03/05/2019
Project No. JCA #1918
Drawing Title: Perspective Rendering
Drawing Date:

Revisions

PERSPECTIVE
RENDERING VIEW
FROM POND STREET

Sheet No. R-2
Scale: N.T.S.