



Town of Ashland

MASSACHUSETTS

Design Review Committee Meeting Minutes

Remote via Zoom Video Conferencing

June 23, 2022

Attendance: Cathy Rooney,

Meeting opened by Cathy Rooney at 7:20PM.

Concurrent meeting with the Planning Board

100 Chestnut

Mr. Matchak read the public hearing notice. He noted that since the applicant last appeared before the board, they had met with the Design Review Committee (DRC). The DRC's comments were received by the Planning Office earlier this week and distributed to the members and the applicant. The results from GCG Associates, the third-party civil reviewer, were received yesterday and distributed to the members, and will be included in the next meeting's discussion.

Cathy Rooney, opened the DRC Planning Board concurrent meeting.

Roy MacDowell, from Baystone Development, confirmed that they had received the DRC's comments and the results of the peer review and stormwater reports but needed additional time to provide their comments to both boards, prior to the next meeting.

Mr. MacDowell reviewed an updated presentation that included Baystone's response to items outlined in the letter the Planning Board sent to the DRC that requested their review.

Matt Marotta, from ICON Architecture, reviewed the building renderings and talked about several items they discussed with the DRC, such as making the second-story windows above the commercial space more consistent, adding more wood to the pergola area, and additional blue and green exterior colors to break up the massing. He noted that stainless materials would be used for the buildings' garage screening. Mr. Marotta also displayed a view of the proposed building, from the perspective of the central courtyard in the townhouse development, which showed the arbor vitae hedge screening between the two developments.

Tom Miner, from Hawk Design, went over the changes requested by the DRC, including the more thorough planting plan that detailed the plantings and their location at the entrance, courtyard, and the perimeter of the building, as well as the various species of trees and the native planting that would be used.



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Todd MacDowell, from Baystone Development, reviewed the photo metric plan requested by the DRC that showed the location of the brightest lighting within the development and confirmed the elimination of offsite light spillage. He also noted the location of the electric vehicle charging stations. Mr. MacDowell pointed out the snow storage locations, where 5 inches or less would be placed, and noted that anything more would be trucked offsite. He went over the chosen bus shelter design concept that has a light and plexiglass siding, the dog park location and its amenities, and the preliminary plan for the ballasted solar roof system.

Cathy Rooney described the DRC's overall process which included examining the photo montage with views from the townhouse development and from the street. The DRC members also reviewed the design elements they recommended that the developer has incorporated in their plans.

The Planning Board members expressed their appreciation for the work done by the DRC. They discussed the variety of colors and wood accents proposed for the buildings and whether the colors should be kept to a minimum. They concluded that traditional light wood accents and gray siding worked best for the location. Concerning the window above the commercial space, they suggested adding trim to finish out the look.

501 Pond Street

Mr. Matchak provided a summary of the project's status and said the applicant is reviewing comments from the Design Review Committee and the third-party reviewer; however, they have submitted a new landscaping plan. He noted that the board received an email dated June 9, 2022, from Margy Gassel concerning the proposal of synthetic turf.

Ben Stevens, from Trask Development, and Matt Marotta, from ICON Architecture, appeared.

Matt Marotta reviewed the recent changes made to the plan, and the items presented to and agreed upon by the DRC, such as the three-story tower design, and the retail base and canopies within the woonerf area.

Ben Stevens went over the landscaping plan and the changes suggested by the DRC, including increasing the native species percentage, the dog park wood chip base, the



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number of arborvitaes that would be planted in the southwest corner of the site, and the snow storage plan. He noted that a rain garden would be considered and talked about the lighting plan.

Cathy Rooney and the DRC members reviewed the DRC's recommendations and the changes the applicant incorporated into their Site Plan. She noted their concern regarding the stormwater runoff and the use of plantings to mitigate and clean the runoff. Ms. Rooney talked about the lighting plan and the DRC's interest in eliminating light bleed from the site into the Valley Farms development.

There was a discussion about the potential of a mansard roof design, which the members felt was not fitting with the area. They talked about the dormers, or a solution between the two gabled sections to break up the massing, and recommending the landscape architect investigate a vine type planting to grow onto the pergola. They also briefly discussed the parking plan, the development's density, and unit count, which they noted would be fully discussed when the third-party reviewer's comments are looked over. The members asked to be kept informed about decisions made concerning the development's sewer capacity. They also asked the applicant for flat-on elevations of the building and from the street view, instead of renderings, that show with and without tree cover.