



Town of Ashland, *Office of the Planning Board*

Tricia Kendall, Chair
Jasmin Farinacci, Director of Economic
Development and Planning

November 13, 2025

Second Extension
Special Permit, Site Plan Review
501 Pond Street
Map 29, Lot 151

WinnCompanies
Chris Grant, Senior Project Director
One Washington Mall, Suite 500
Boston, MA 02108

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On October 15, 2025, the Board received a request from WinnCompanies c/o Chris Grant under MGL c.40A Section 11, and Sections 9.3.8 and 9.4.14 of the Ashland Zoning Bylaws, to extend the Special Permit/Site Plan Review until December 8, 2027. The original Special Permit/Site Plan Review were approved in accordance with Chapter 40A, Section 6 of the Massachusetts Zoning Act (Pond Street Mixed Use Overlay District), 9.3 (Special Permits), and Section 9.4. (Site Plan Review) of the Ashland Zoning Bylaws, by the Planning Board for Trask, Inc. on December 8, 2022, extended on November 26, 2024 until December 8, 2026.

After reviewing the request, it was found that in connection with financing and funding efforts as presented, the applicant continues to work to advance the construction plans and specifications for the development of the Project. The applicant has applied to EOHLC's Low Income Tax Credit funding, and are awaiting notice of award or no award through EOHLC which is expected to be announced by late Summer of 2026. The timeline for funding is critical and will be impacted by the Site Plan and Special Permit deadline.

After reviewing said findings a motion was made by Member Pelletier seconded by Member Venkat to approve the extension for 501 Pond Street until December 8, 2027.

By a 4-0-0 vote, the Planning Board approves the Special Permit and Site Plan Review Extension under 9.3.8 and 9.4.14.

Town of Ashland Planning Board

TRICIA KENDALL

Tricia Kendall, Chair

Deepa Venkat

Deepa Venkat, Member

Scott Pelletier, Member

Paul Montesino

Paul Montesino, Member

Decision filed with the Town Clerk on:

Date: NOVEMBER 14, 2025

Christopher P. Sullivan

~~Cynthia T. Livingstone, Town Clerk, DEPUTY~~
CHRISTOPHER P. SULLIVAN

In accordance with Section 11 of Chapter 40A, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Ashland Town Clerk, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date: _____

Cynthia T. Livingstone, Town Clerk