

[ashland.planning board] Fwd: Status of MWYMCA Permitting

Jasmin Farinacci <jfarinacci@ashlandmass.com>
To: Planning Board <ashland.planningboard@ashlandmass.com>

Thu, Dec 11, 2025 at 11:22 AM

Good morning Planning Board,

The YMCA is requesting a continuance for this evening until January 9, 2026.

All matters this evening have been requested to be continued.

Thank you,

On Thu, Dec 11, 2025 at 10:58 AM Keri DiLeo <kdileo@scaloracg.com> wrote:

Jasmin and Becca,



The MWYMCA team is working diligently to complete the town permitting. Our biggest concern is that we have not received any feedback on the comment responses that we submitted to GCG on December 1st. Can either of you confirm:

1. Has GCG been authorized to complete the review (***our understanding is that they have not been authorized***)? And are there still funds available for this work (***we believe there are, please confirm!***)?
2. When are the responses expected? ***We do not feel that it will be productive to meet with either Board/Commission until we can close the peer review comments.***

At this time, we believe that we have the following items still 'open' based on the peer reviews and Town Comments. We'd like to ensure that this is in alignment with the Town's understanding. Please confirm.

1. Planning Board items:

1. Closure on tree removal - ***calculations submitted to Planning, no resolution to whether this information has been accepted or whether this item is still open. If still open, please advise of expectations.***
2. Bus Stop on site - ***YMCA confirmed that they are amenable to having public buses stop near their front door at the pickup/drop off location.***
3. Landscape buffer – ***Planning asked Cons Comm to comment, but Cons Comm has stated that this is outside of their jurisdiction. Is there further information needed to resolve this item?***
4. Closure of GCG Peer Review – ***please confirm status of December 1st submission.***
 - i. Stormwater - ***The peer review commented that there is an increase in volume of water runoff during storm conditions. The options are as follows (both being considered-Bohler will coordinate directly with GCG):***
 1. ***Submit for waiver showing minimal short-term impact to adjacent wetlands during storm conditions.***
 2. ***Redesign drainage to accommodate volumes on site.***
 - ii. All other items should have been resolved in December 1st submission. ***Need confirmation.***

5. Closure of Vanasse Associates peer review comments. Three areas remain open in Vanasse's comments:

i. Snow storage and striping of previous snow storage areas to provide more parking – **this was submitted in the December 1st package as a response to GCG's comments and has been addressed.**

ii. Timing studies of the intersection of Memorial Drive and West Union Street - **per the Planning Board, the YMCA will not be responsible for infrastructure work at this intersection; it will be handled with the other developments that are proposed.**

iii. Turn radius of fire truck heading west from site - **K. DiLeo requested that Planning get opinion of Fire Department as to how this comment should be addressed.**

iv. Addition of site triangles – **also raised by GCG and included in the December 1st submittal**

1. Draft approval letter for review - **it is requested that the YMCA have the opportunity to review the Site Plan Approval Letter prior to it being finalized. Please forward when available.**

2. Conservation items:

1. Closure of GCG Peer Review – **please confirm status of December 1st submission.**

Upcoming meetings:

Planning Board Meeting on 12/11 – will need to continue due to peer review comments not being available.

Conservation Commission on 12/22 – will need to continue **if** peer review comments are not received soon.

Planning Board Meetings in January: **have these been scheduled?**

Conservation Commission Meetings in January: **have these been scheduled?**

Since we are not able to resolve many of the items above, we are asking to continue our hearing for this evening, December 11th. **When will the next Planning Board meeting take place?**

We would ask that you respond to this email with any comments/clarifications that you may have so that we can resolve them ahead of any January meetings.

Thank you,

Keri

Keri DiLeo // Vice President & Partner