



Town of Ashland, *Office of the Planning Board*

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

Second Amendment
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



In Accordance with Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 8.8 (Pond Street Mixed Use Overlay District) and 9.3 (Special Permits) and Section 9.4. (Site Plan Review) of the Ashland Zoning Bylaws, the Planning Board (the "Board") approved the application for Trask, Inc. on December 8, 2022, amended by First Amendment approved April 24, 2025.

On October 15, 2025, the Board received a request for an extension until December 8, 2027 and a request for modification under Sections 9.3.8 and 9.4.14 of the Ashland Zoning Bylaws, as well as Special Permit Condition No. 16 of the Site Plan and Special Permit Decision to Special Condition No. 10 – Energy Systems.

In Accordance with Chapter 40A, Section 11 of the Massachusetts Zoning Act and Chapter 8.8 (Pond Street Mixed Use Overlay District) and 9.3 (Special Permits) and Section 9.4. (Site Plan Review) of the Ashland Bylaws, the Planning Board held a public hearing on November 6, 2025 to hear the request for modification and extension.

The Board made the following findings:

1. 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 is awaiting notice of award or no award which is expected to be announced by late Summer of 2026. The Applicant is seeking low-income housing tax credit funding from the State and noted that the State has previewed their application and seem happy with it. The project will meet Passive House standards and provide deeper affordability: approximately 15% at market rate; approximately 25% at workforce rate (up to 110% AMI); and 60% at affordable rate (up to 60% AMI). The applicant stated that the commercial square footage has not changed; it remains in the 6,000 square footage range.
2. The timeline for funding is critical and will be impacted by the Site Plan and Special Permit

deadline.

3. The project is designed to achieve Passive House Certification outlined in the Special Permit and Site Plan Decision.
4. Special Permit and Site Plan Condition 10 reads "*Energy System: The building will have HVAC and domestic hot water utilizing electric heat pumps and all residential units shall include electric cooktops. The preference of the Board shall be for the Applicant to use electric heat pumps for commercial spaces and residential common areas. However, gas connections are allowed for use in the commercial spaces and residential common areas in the building.*"
5. The Applicant stated that the cost of electric and gas utilities are not currently equitable and has thus made a request to utilize electric domestic hot water but to have an interim option for the use of gas for domestic hot water.

Following deliberation, the Board voted in favor of Amending the Decision as follows:

1. Grant modification under Sections 9.3.8 and 9.4.14 of the Ashland Zoning Bylaws, and under Special Permit Condition No. 16 of the Site Plan and Special Permit Decision related to Special Condition No. 10 – Energy Systems, to allow the installation of both electric and gas utilities for domestic hot water.
2. The applicant shall construct the project with full electric domestic hot water infrastructure in place, sized and installed so that the building can be converted to electric domestic hot water service without additional structural or utility upgrades. Gas-fired domestic hot water equipment may be installed and used initially, provided that the cost of electric domestic hot water remains higher than the cost of propane/gas.
3. If, at any time, electric domestic hot water becomes more cost-effective than propane/gas, the property owner shall convert the building to electric domestic hot water service. This requirement is intended to maintain consistency with the original decision which reflects the Town's sustainability and energy-efficiency objectives.
4. This modification must be recorded to be reflected in the original Site Plan Review as well as the Special Permit.

Vote: Approved (3-0-0)

VOTE: (Y) Tricia Kendall, Chair (Y) Scott Pelletier, Member

(Y) Deepa Venkat, Member

(A) = Absent or not present during the entire hearing process and therefore not eligible to vote.

(NA) = Associate Member no vote cast

(R) = Recused from Public Hearing

By a 3-0-0 vote, the Planning Board approves the Special Permit Modification under Section 9.3.8 and 9.4.14 of the Ashland Zoning Bylaws.

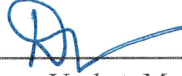
Town of Ashland Planning Board



Tricia Kendall, Chair



Scott Pelletier, Member



Deepa Venkat, Member