



STUDIO CANN

133 Federal St. Suite 901
Boston, MA 02110

27 January 2026

Jasmin Farinacci
Town of Ashland, MA
101 Main St. Ashland, MA 01721
jfarinacci@ashlandmass.com

Re: 55 West Union St – Initial Peer Review Response

Dear Jasmin,

This letter has been prepared in response to the initial peer review by Dewing Schmid Kearns (StudioDSK) presented to us on January 20th, 2026. As stated in the peer review letter, Lynne Sweet and I met with Amy Sheehan Latva-Kokko to discuss her comments. All items have since been addressed and included in this letter and/or the attached revised plan set. Please see below for direct response to each item:

General Comments:

1. Screening is provided to the south and the main street. Full landscape design plans illustrating such were provided to Amy on January 20th shortly after our call.
2. The fourth-floor plan is provided illustrating how the mansard roof and dormers integrate with the proposed unit layouts.
3. All units will be visitable and 6 units will be Group 2 accessible per MAAB requirements. This has been noted on the unit mix.
4. Signage is currently undetermined but will be compliant with the Town's zoning ordinance. Potential locations have been indicated on the exterior elevations but are subject to change.

Architectural Comments:

A-000: Cover

1. Lot, Deed, and FAR information have been added to the cover sheet.
2. 3D views are consistent with floor plans.

A-101: Ground Floor Plan

1. Yes, there is an exterior door next to the bike room; this has been added to the plan.

A-102: Typical Floor Plan

1. All fenestration has been added to the floor plans.
2. Same as above. Please see typical unit layouts on sheet A-601 for specific bedroom and living room window locations.
3. Fourth floor plan has been added, see sheet A-103.

A-200: Exterior 3D Views

1. Fourth floor plan has been added and coordinated. There were not many missing windows. The exterior view has been updated showing the current grading related to parking retaining wall.
2. A key plan has been added.

A-201: Exterior Elevations

1. Fourth floor plan has been added and coordinated. Exterior views don't change much.

A-202: Exterior Materials

1. Physical samples have not arrived but installed photos have been added to the sheet.

A-601: Typical Unit Layouts

1. The requested B2 unit (inside corner 2-bedroom) layout has been added. It is named B3 on the sheet.

Please let me know if there are any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Talia Cannistra', with a stylized flourish at the end.

Talia Cannistra, AIA
Managing Partner