1. 7:15 PM - Call Meeting to Order

2. 7:15 PM - 0 Tri Street - Preliminary Plan Subdivision Approval and Cluster Development Special Permit – Public Hearing Continued from September 28, 2017, October 26, 2017, November 16, 2017, December 14, 2017, January 25, 2018, March 22, 2018, April 12, 2018, April 26, 2018, July 26, 2018, August 8, 2018, October 25, 2018 - Tri Street Partners, LLC, owner, has applied for a Special Permit under Chapter 282 Sections 6.3.5 and 7.3 along with any other applicable sections of the Ashland Bylaws for a 5-lot Cluster Development and a Common Driveway serving two of those lots; and has applied for Preliminary Plan Subdivision Approval under Chapter 344 of the Ashland Bylaws. The 9.5-acre property is located at 0 Tri Street near Adams Street in the Residential A Zoning District.

   Because of the ongoing DEP appeal regarding the status of the stream running through the property, the applicant has requested a continuance subject to the Board’s approval.

   

3. 7:15 PM – Public Discussion continued from December 13, 2018: In collaboration with Town officials and United Group of Companies (UCG), a zoning amendment is being proposed which would allow the developer to build up to 180-62+ age-restricted garden-apartment style/multifamily dwellings. The units will have one and two bedrooms and 25% of the units will be affordable. The project is proposed to be similar in density to the nearby Cirrus Apartments and will preserve a portion of the property for open space. The zoning amendment would increase the allowed density, increase the allowed height, while maintaining the buffer required in current zoning. Interested residents are invited to learn more and share their opinions about this proposed zoning amendment.

4. 8:00 PM - The Ashland Planning Board will hold a public hearing to consider and amend the Planning Board’s Fee Schedule and add a mailing fee to the Design Review procedure. A public hearing will be held on January 10, 2019 p.m. at 8:00 p.m. in the Board of Selectmen’s Room located at Ashland Town Hall, 101 Main Street, Ashland, Massachusetts.

5. 50 Megunko Road – Site Plan Review Modification - Earth Connections, Inc./50 Megunko LLC

7. Approval Not Required of subdivision of land - Megunko Transit LLC - parcel of land off the MBTA Access Road

8. Report from Board Members and Town Planner

9. Administrative matters: future meeting; public hearings; preparing for Special Town Meeting

10. Review and Approve December 13, 2018 minutes

11. Adjournment

This agenda is subject to change and includes those items reasonably anticipated by the Chair to be discussed at the meeting. Items that have no assigned times may be taken out of order. Matters with assigned times may start later than the posted time, but will not start before. Not all agenda items may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

(Executive Session will be held if necessary).