



Town of Ashland

MASSACHUSETTS

Planning Board

Meeting Agenda

Thursday, February 9, 2023 at 7:15 PM

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, this public meeting is being conducted remotely. Please be advised that this meeting is being recorded and broadcast.

To Participate Remotely:

From a computer:

<https://us02web.zoom.us/j/86512646250?pwd=R1NKNG9yQ3M4WTdXTXh6bmNFZlRaQT09>

(If prompted, please enter Meeting ID: 865 1264 6250 Passcode: 541553)

From a telephone: Dial +1 646 876 9923 and enter Meeting ID: 865 1264 6250 Passcode: 541553

1. 7:15 PM – Call Meeting to Order
2. Clerk Report
3. Public Hearings:
 - a. 7:15 PM - **399 Union Street Site Plan Review** – Public Hearing Closed on Jan 26, 2023.

The Ashland Planning Board closed the Public Hearing on Jan 26, 2023 for the petition of Retail Ashland LLC requesting Site Plan Review and Design Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws.

The applicant is proposing the construction of a fast food, drive-thru Starbucks restaurant, including the demolition of the existing structure and the construction of a 2,575 square foot building, drive-thru and outdoor seating area. The property in question is located at 399 Union Street, Assessors Map 20, Lot 009 and is within the Industrial Zoning District.

The Planning Board will discuss final action on application.

- b. 7:15 PM - **301 Pond Street Special Permit and Site Plan Review**. Continued from Jan 12, 2023.

*****The Applicant has requested a continuance of the Public Hearing to April 13, 2023*****

The Ashland Planning Board reopen a Public Hearing to hear the petition of EDENS and WinnDevelopment requesting a Special Permit, Design Plan Review and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, Sections 5.4 (General Landscaping Requirements), 5.8 (Site Alteration Special Permit), 6.3 (Driveways) 8.8 (Pond Street Mixed Use Overlay District), 9.3 (Special Permits), 9.4 (Site Plan Review) and 9.6 (Design Plan Review) of the Ashland Bylaws.



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The applicant is proposing the development of a new 137,180 square foot 120 unit mixed-income housing complex and a new 2,500 square foot retailer/restaurant with a drive-up, pick-up window and amenities. The property in question is located at 301 Pond Street, Assessors Map 25, Lot 318. The property is within the Highway Commerce Zoning District and the Pond Street Mixed Used Overlay Zoning District.

- c. 7:15 PM – **“Village of Americas” Phase VIII Preliminary Subdivision** – Ashland Chestnut Reality, LLC, and Ashland Commercial, LLC.- Continued from Jan 26, 2023

Applicant has requested to Withdrawal Application

The Ashland Planning Board will hold a Public Hearing to hear the petition of Ashland Chestnut Realty requesting a Preliminary Subdivision Plan Approval per Chapter 41, Section 81K through 81GG of the Massachusetts General Law and Chapter 344 (Subdivision of Land) of the Ashland Bylaws. The applicant is seeking to create three (3) buildable lots and 313.23 feet of proposed roadway. The property in question is identified as along the easterly side of Chestnut Street between America Boulevard and Queen Isabela Way, Assessors Map 21, Lot 1 in the Wildwood Mixed Use Special District.

4. Review of Decisions for following cases:

- 34 High Street Scenic Road Decision

5. Planning Topics

- a. Comprehensive Plan
- b. Town Meeting Warrants
- c. Scenic Roads Outreach
- d. MBTA Communities
- e. Economic Impact Tool

6. Reports from Board Members and Town Planner:

- a. Sustainability Committee
- b. Design Review Committee
- c. Inclusionary Zoning
- d. CPC
- e. Other

7. Administrative Matters:

- a. Future Retreat Date
- b. Applications received
- c. Meeting schedule: Next Meeting Feb 26, 2023
- d. Topics for future meetings: Meeting with Upper Charles Trail Committee Feb 26, 2023
- e. Minutes Review: Dec 1, 2022

8. Adjournment:



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This agenda is subject to change and includes those items reasonably anticipated by the Chair to be discussed at the meeting. Not all agenda items may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law. 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.