



Town of Ashland

MASSACHUSETTS

Planning Board

Meeting Agenda

Thursday, February 23, 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. Discussion with the Ashland Fire Department, Deputy Chief Lyn Moraghan
4. Public Hearings:
 - a. **7:15 PM - 9-49 Homer Avenue Site Plan and Special Permit Application - Continued from Jan 26, 2023.**

***** The applicant has requested a continuance to a future meeting date*****

The Ashland Planning Board will hold a Public Hearing to hear the petition of WJK Homer LLC, 400 Waverly Ave, Newton. MA 02458, C/O Terrence P. Morris Equ. requesting a Special Permit, Design Plan Review and Site Plan Review per Chapter 282, 8.5: Par 5.2, 5.4, and 5.5-Purpose, Sub-areas and Uses; Par 8.5.6 – Dimensional Standards (# of Floors and Height); Par 8.5.11.4 – Building Design Standards (Roofs); Par 8.5.13 – Parking Requirements) ; 9.3-Special Permit (Roof); Section 9.4 (Site Plan Review); Section 9.6 (Design Plan Review) and 5.4 (General Landscaping Requirements) of the Ashland Bylaws.

- b. **7:15 PM - 10-60 Main Street Special Permit and Site Plan Review - Continued from Jan 26, 2023.**

The Ashland Planning Board will reopen the Public Hearing to hear the petition of Ashland Properties LLC requesting Design Plan Review and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, Sections 8.5 (Ashland Downtown District), 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws.

The applicant is proposing the renovation of the two most northern existing buildings



Town of Ashland

MASSACHUSETTS

and the addition of three new buildings along Main Street to provide 30,000 square feet of commercial space, 200 apartment units and 378 parking spaces. The property in question is located at 10-60 Main Street, Assessors Map 14, Lot 128. The property is within the Industrial Zoning District, Ashland Downtown District Sub-area A, Floodplain Overlay District and Solar Overlay District.

5. Future date for joint meeting with Conservation Commission.
6. Discussion of new Pre-Application Conference with Planning Board
7. Discussion of Accessory Dwelling Bylaw
8. Planning Topics:
 - a. Comprehensive Plan
 - b. Town Meeting Warrants
 - c. Scenic Roads Outreach
 - d. MBTA Communities
 - e. Economic Impact Tool
9. Reports from Board Members and Town Planner:
 - a. Sustainability Committee
 - b. Design Review Committee
 - c. Inclusionary Zoning
 - d. CPC
 - e. Other
10. Administrative Matters:
 - a. Letter from Baystone Ashland, LLC dated Feb 2, 2023: Requesting to amend to Covenant
 - b. Future Retreat Date
 - c. Applications received
 - d. Meeting schedule: Next Meeting March 9, 2023
 - e. Topics for future meetings: Meeting with Upper Charles Trail Committee: rescheduled due to school vacation.
 - f. Minutes Review: Dec 15, 2023

11. Adjournment:

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.