



Town of Ashland

MASSACHUSETTS

Planning Board

Meeting Agenda

Thursday, March 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 – Scenic Road Public Hearing, Eversource Energy Maintenance Tree Pruning**

In accordance with the provisions of the Ashland Scenic Road Bylaw, the Ashland Planning Board will hold a Public Hearing on March 9, 2023, at 7:15 PM to hear the petition of Eversource Energy, 247 Station Dr., Westwood, MA 02090 filing a Scenic Roads Application for maintenance tree pruning on Olive St., Spring St., Eliot St., Cherry St., Cedar St., Fountain St. and Frankland Road.

The Eversource tree maintenance program is scheduled on a cyclical basis by electrical circuit. Every electrical circuit is targeted for tree pruning once every 4 years. In 2023, tree maintenance is scheduled for the 126-H2, 274-H1, and the 519-175H1 circuits:

- The 126-H2 circuit includes Olive St. from W Union to the Hopkinton town line, and a portion of Spring St. from Olive and continuing southeast for approximately 1/5th of a mile.
- The 274-H1 circuit includes a portion of Eliot St. from the Sherborn town line to approximately 1/10th of a mile west of Mountain Gate Rd.
- The 519-175H1 circuit includes the entirety of Fountain St., Frankland Rd., Cedar St. from E Union to Eliot St., and a section of Cherry St. starting on W Union and extending north for approximately 120 yards.

The pruning will remove all vegetation 10 feet to the sides and below, and 15 feet above the primary electrical conductors. No trees 8 inches or greater measured 4 feet from the ground or major branches will be removed.



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b. 7:15 PM – 0 Sewell Street Public Hearing for Reconsideration M.G.L Chapter 40A, Section 16

In accordance with the provisions M.G.L. Chapter 40A Section 16: Final Unfavorable Decisions by Permit Granting Authorities; Reconsideration; Withdrawal of Petitions for Variance or Application of a Special the Ashland Planning Board will hold a Public Hearing on March 9, 2023 at 7:15 PM to hear the petition of Rimark, LLC, 2 Chestnut Street, Wayland, MA 01778. The petitioner is applying for a reconsideration for 0 Sewell Street, ZBA Case SP-2-23 and VA3-23.

The applicant has modified the previously denied Zoning Board of Appeals applications by proposing two single family homes on the two parcels vs. a two unit duplex on each lot totaling four units, and by proposing the house sizes to be in concert with the existing neighborhood. A resubmitted application to the Zoning Board of Appeals would be for a variance for lot size. The property in question is located at 0 Sewell Street, Assessors Map: 22 Lots: 22 and 23, and are within the Village Commerce Zoning District.

c. 7:15 PM - 9-49 Homer Avenue Site Plan and Special Permit Application - Continued from Feb 23, 2023.

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.

d. 7:15 PM - 10-60 Main Street Special Permit and Site Plan Review - Continued from Feb 23, 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 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.



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4. 8:30 PM Executive Session

Pursuant to G.L. c. 30A sec 21(a)(3) that the Board go into Executive Session to discuss strategy with respect to litigation pertaining to the matter of Retail Ashland, LLC vs Town of Ashland Planning Board. As the Chair, I have determined that the public discussion of which will have a detrimental impact on the litigating position of the board.

The Planning Board will reconvene back into open session once executive session is complete.

5. Discussion of Accessory Dwelling Bylaw

6. Planning Topics:

- a. Discussion of new Pre-Application Conference with Planning Board
- b. Comprehensive Plan
- c. Town Meeting Warrants
- d. Scenic Roads Outreach
- e. MBTA Communities
- f. Economic Impact Tool

7. Reports from Board Members and Town Planner:

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

8. Administrative Matters:

- a. Future date for joint meeting with Conservation Commission
- b. Future date for joint meeting with Upper Charles Trail Committee
- c. Future Retreat Date
- d. Applications received
- e. Meeting schedule: Next Meeting March , 2023
- f. Minutes Review: Jan 12, 2023

9. 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.