



# Town of Ashland

## MASSACHUSETTS

Planning Board

Agenda

Thursday, March 12, 2020

7:15 PM

Board of Selectmen Meeting Room

Town Hall, 101 Main St, Ashland, MA 01721

1. 7:15 PM – Call Meeting to Order.
2. 7:15 PM – Public Hearing - 29 & 41 Alden Street Special Permit and Site Plan Review

The Ashland Planning Board will hold a Public Hearing on Thursday, March 12, 2020, at 7:15 PM in the Board of Selectmen Meeting Room, 2nd Floor, Ashland Town Hall, 101 Main Street, Ashland, MA, to hear the petition of 29 & 41 Alden Street Realty Trust c/o Terrence P. Morris Esq., 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 8.5 (Ashland Downtown District), 9.3 (Special Permits), 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws. The applicant is seeking a Special Permit for a 4-story, residential building with 19 dwelling units on 3 floors above a ground floor lobby with accessory parking for 34 cars, both within the building (27) and open air (7). Fifteen of the units are 2-BR, 2-Bath units and four are 1-BR units, with an average size of 932 square feet. The property in question is located at 29 and 41 Alden Street, Assessors Map 14, Lots 356 and 357 in the Commercial Highway Zoning District and Ashland Downtown District.

Parties wishing to be heard on this matter should submit comments to the Planning Board ahead of time and/or appear at the time and place indicated above. Materials may be viewed at Town Hall during normal business hours, or at: <https://www.ashlandmass.com/753/29-and-41-Alden-Street-Special-Permit> For more information or to submit comments, please contact Peter Matchak at (508) 532-0100 X 7927 or at [pmatchak@ashlandmass.com](mailto:pmatchak@ashlandmass.com).

Preston Crow, Chairman

Ashland Planning Board

3. 8:30 PM - Public Hearing – 81 West Union Street Phase II Special Permit and Amended Site Review – Site Review hearing continued from February 27 meeting

The Ashland Planning Board will hold a Public Hearing on Thursday, January 23, 2020, at 7:15 PM in the Board of Selectmen Meeting Room, 2nd Floor, Ashland Town Hall, 101 Main Street, Ashland, MA, to hear the petition of 81 West Union Street, LLC, c/o Peter B. Barbieri, Esquire, 70 Bartzak Drive, Holliston, MA 01746, requesting a two Special Permits and Site Plan Review. Per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, Sections 3.1 (Use Regulations), Section 5.8 (Site Alteration), Section 9.3 (Special Permits), and Section 9.4 (Site



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## M A S S A C H U S E T T S

Plan Review) of the Ashland Bylaws the applicant is proposing the development of three new buildings totaling 28,913 sq. ft., and parking. All three buildings are proposed to be mixed-use to include both residential and commercial uses.

Building 1 is proposed to have non-medical office and retail services on the first floor, four residential units on the second floor and four residential units on the third floor. Building 2 is proposed to be a mixed use building, with two residential units and three general services units. Building 3 is proposed to be a mixed use building, with two residential units and seven general services use units.

The property in question is located at 81 West Union Street, Assessors Map 19, Lot 067. The property is located in the Highway Commerce Zoning District.

4. Discussion of possible zoning amendments:
  - a. Amendments to Definitions
  - b. Amendment to Design Review Trigger 9.6.3 #4 to correct which Site Plan Review trigger this section references.
  - c. Non-Conforming Small Parcel Amendment (especially looking at the north Pond Street residential area)
  - d. Commercial/Residential Setback Amendment
  - e. Tree Bylaw
  - f. Floor Area Ratio
  - g. Covered Porch Amendment
5. Review and Approval of Minutes from February 13, 2020 and October 24, 2019.
6. Administrative Matters: future meetings, public hearings.
7. Report from Board Members and Town Planner.
8. 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.*