



Town of Ashland

MASSACHUSETTS

Planning Board

Meeting Agenda

Thursday, April 9, 2026 at 7:15 PM

Location: Ashland Town Hall, Second Floor Select Board Hearing Room
101 Main Street, Ashland

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<https://us02web.zoom.us/j/88688328542?pwd=NGZ4cGhYMm9aTGxvLzUvVXdZcVgwUT09>

(If prompted, please enter Meeting ID: 865 1264 6250 Passcode: 01721)

From a telephone: Dial +1 646 876 9923 and enter Meeting ID: 886 8832 8542 Passcode: 01721

1. 7:15 PM – Call Meeting to Order
2. Chair/Clerk’s Report
3. Public Comment
4. Public Meetings

a. 37 James Road – ANR

The Planning Board will meet to review the ANR plan for 37 James Road and abutting lots proposed by Pendulum LLC.

b. 137 Pond Street – ANR

The Planning Board will meet to review the ANR plan for 137 Pond Street proposed by Pendulum LLC.

5. Public Hearings

a. 30 Memorial Drive – YMCA

The Planning Board will hear the petition of MetroWest Young Men’s Christian Association, Inc. requesting Specials Permits, Site Plan Review, Design Plan Review and Site Alteration Special Permit per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 9.3 (Special Permits), 9.6 (Design Plan Review), 9.4 (Site Plan Review) and 5.8 (Site Alteration Special Permit) of the Ashland Bylaws. The applicant is proposing to develop a full-service YMCA, an Early Learning Center, outdoor playground area, parking, walking



Town of Ashland

MASSACHUSETTS

paths, soccer fields, and associated utility services and landscaping. The total area of development will be 12.55 acres. The property in question is located at 30 Memorial Dr, Assessors Map 13, Lot 178 and located in the underlying Rail Transit District, more specifically RTD-C and RTD-D.

b. 240-260 Pleasant Street – Site Plan Review

The Planning Board will hear the petition of the town of MetroWest Facilities LLC requesting Site Plan Review, Design Plan Review and Site Alteration Special Permit per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 9.6 (Design Plan Review), 9.4 (Site Plan Review) and 5.8 (Site Alteration Special Permit) of the Ashland Bylaws. The applicant is proposing to develop a recreational youth soccer field, a tot-lot playground area, additional permeable parking, modified two-way site access driveway, pedestrian walkway connection to the abutting parcel to the west, associated stormwater management facilities, utility services, landscaping and electrical conduits or direct bury electrical wiring for future lighting on the field. This soccer field will serve as an ancillary use to the current facility (MetroWest Christian Academy & Connect Church). The total area of development will be 1.9 acres. The property in question is located at 240-260 Pleasant Street, Assessors Map 13, Lot 108 & 109 and located in the underlying Industrial District, Groundwater Protection Overlay District and MBTA Communities Multi-Family Overlay District (MCMOD).

c. 55 Tilton Ave – Special Permit & Site Plan Review

The Planning Board will hear the petition of Tilton Sunrise LLC, 60 Pleasant St, Ashland, MA 01721 requesting Special Permit and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts General Law and Chapter 282, Sections 9.3 (Special Permits) and 9.4 (Site Plan Review) of the Ashland Bylaws. The applicant seeks to construct a three (3) -floor mixed-use building with fourteen (14) apartment units and two (2) flex-space contractor bays. The property in question is located at 55 Tilton Avenue, Assessors Map 14, Lot 62, in the Ashland Downtown District – C zone.

6. Other

- a. Planning Board Task List: Discussion and Comment
- b. Design Review Committee: Discussion
- c. Housing Production Plan: Discussion
- d. Comprehensive Plan Implementation Committee: Discussion

7. Reports

- a. Community Preservation Committee
- b. Metro West Regional Collaborative



Town of Ashland

MASSACHUSETTS

- c. Comprehensive Plan
8. Administrative Matters
 - a. Planning Updates
 - Ongoing & New Projects
 - Housing Production Plan
 - Update on 40Bs and SHI
 - b. Revised Fee Schedule: Review
 - c. Minutes Review: March 12, March 26
 - d. Upcoming Meetings: April 30
 9. Adjournment