



Town of Ashland

MASSACHUSETTS

Planning Board

Meeting Agenda

Thursday, April 13, 2023 at 7:15 PM

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

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, this public meeting is available in hybrid form. 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. Lot Release: Apple Ridge Definitive Subdivision Lot 14 *(5 minutes)*
4. Public Hearings:
 - a. 7:15 PM - **9-49 Homer Avenue** Site Plan and Special Permit Application:
Continued from March 9, 2023. *(60 minutes)*

The Ashland Planning Board will reopen the 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 Application:
Continued from Feb 23, 2023. *(60 minutes)*

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,



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Ashland Downtown District Sub-area A, Floodplain Overlay District and Solar Overlay District.

c. 7:15 PM - **301 Pond Street** Special Permit and Site Plan Review.

Continued from Jan 12, 2023.

(5 minutes)

*****The Applicant has requested to withdraw application without prejudice*****

The Ashland Planning Board will reopen a Public Hearing to accept the applicants request to withdraw the project application without prejudice.

5. Pre-Application Conference: Review document.

(10 minutes)

6. Sustainability Checklist: Review document.

(10 minutes)

7. Reports on Planning Topics:

- a. Scenic Roads Outreach: New website page developed.
- b. MBTA Communities
- c. Economic Impact Tool
- d. Parking Memo

8. Reports from Board Members and Town Planner:

- a. Comprehensive Plan
- b. Design Review Committee
- c. CPC
- d. Other

9. Administrative Matters:

- a. Future joint meeting with Upper Charles Trail Committee: April 27, 2023
- b. Future joint meeting with Ashland Sustainability Committee: TBA
- c. Future retreat date
- d. Applications receive: No applications received (April 3, 2023)
- e. Next Meeting: April 27, 2023
- f. Minutes Review: June 27, 2022 (Planning Board & Select Board Joint Meeting), and Jan 26, 2023

10. 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. Lengths of topic discussions are approximate.