



# Town of Ashland

## MASSACHUSETTS

### Planning Board

Meeting Agenda

Thursday, April 14, 2022 at 7:15 PM

*In accordance with the requirements of the Open Meeting Law, please be advised that this meeting is being recorded and broadcast by WACA.*

*The Town of Ashland, in response to the COVID-19 (Corona Virus) is currently following the guidance from the Ashland Board of Health, Massachusetts Department of Public Health and the CDC regarding the virus and steps communities can take to prevent the spread. In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, all public meetings are being conducted remotely.*

*The following information is also provided for members of the public that would like to participate in the meeting remotely:*

*To Participate Remotely: From a computer, please use the link below to join the public meeting webinar:*

<https://us02web.zoom.us/j/86512646250?pwd=R1NKNG9yQ3M4WTdXTXh6bmNFZlRaQT09>

*if prompted, please enter Meeting ID: 865 1264 6250 Passcode: 541553*

*or 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. 7:15 PM – Continued Public Hearing - 311 Pleasant Street Special Permit and Site Plan Review – Continued from March 31, 2022 meeting

The Ashland Planning Board will hold a Public Hearing on Thursday, January 13, 2022, at 7:15 PM via Zoom video conference at:

<https://us02web.zoom.us/j/86512646250?pwd=R1NKNG9yQ3M4WTdXTXh6bmNFZlRaQT09>, to hear the petition of NextGrid, P.O. Box 7775 #3069, San Francisco, CA, 94120 requesting a Special Permit, Site Plan Review and Design Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 8.1 (Floodplain Overlay District), 9.3 (Special Permits), 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws. The applicant is proposing the development of solar canopies structures within the parking area as an accessory structure. All work shall be within the limits of the existing parking lot and there shall be no proposed changes to the existing building. The property in question is located at 311 Pleasant Street, Assessors Map 13, Lot 052 and is within the Residential B Zoning District. The property is owned by the Ashland Memorial Associates, c/o Richard H. Smith, President, 311 Pleasant Street, Ashland, MA 01721.

3. 7:15PM – Continued Public Hearing – 400 Cedar Street Special Permit Modification – Continued from March 31, 2022 meeting

The Ashland Planning Board will hold a Public Hearing on March 3, 2022, at 7:15 PM via Zoom videoconference via

<https://us02web.zoom.us/j/86512646250?pwd=R1NKNG9yQ3M4WTdXTXh6bmNFZlRaQT09>, to hear the petition of Cellco Partnership d/b/a Verizon Wireless, c/o Michael Giaimo, Esq., Robinson + Cole, One Boston Place, 25<sup>th</sup> floor, Boston, MA 02108, requesting Special Permit



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Modification per Chapter 282, Sections 6.4 (Wireless Communication Facilities) of the Ashland Bylaws. The applicant seeks to modify the existing special permit for the replacement of nine antennas, six of which will be connected to a new side-by-side mount on the existing pipe mast, two junction boxes, jumper cables and install two new hybrid cables connecting ground equipment to tower equipment within the existing cable tray. The antennas will have 5G technology/capability. The property in question is located at 400 Cedar Street, Assessors Map 29, Lot 132, in the Residential A District.

4. 7:15PM – Public Hearing – 100 Fountain Street Preliminary Subdivision – Continued from March 31, 2022 meeting

The Ashland Planning Board will hold a Public Hearing on Thursday, March 17, 2022, at 7:15 PM via Zoom videoconference via

<https://us02web.zoom.us/j/86512646250?pwd=R1NKNG9yQ3M4WTdXTXh6bmNFZlRaQT09>, to

hear the petition of Sue Robertson and the Robertson Nominee Trust, requesting a Preliminary Subdivision Plan Approval per Chapter 41, Section 81K through 81GG of the Massachusetts General Law and Chapter 344 (Subdivision of Land) of the Ashland Bylaws. The applicant is seeking to create four (4) buildable lots. Two lots shall be accessed by a common driveway known as Highland Road. The additional two lots will be accessed through the extension of Ballard Road. The property in question is identified as Ballard Road, Marietta Road, Highland Road and 100 Fountain Street, Assessors Map 9 and 10, Lots 35, 199-207, 255 and 257 in the Residential A Zoning District.

5. 7:15PM – Continued Public Hearing - 100 Chestnut Street Special Permit and Site Plan Review – Continued from March 31, 2022 meeting.

The Ashland Planning Board will continue the Public Hearing to hear the petition of Baystone Ashland LLC requesting a Special Permit, Design Plan Review and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 8.6 (Wildwood Mixed Use Special District), 9.3 (Special Permits), Sections 5.1 (Parking), 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws. The applicant is proposing the development of 200 apartment homes and approximately 4,100 square feet of retail. The project provides 1.77 parking spaces per apartment, less than the 2.0 spaces per unit required, and there are 377 total parking spaces, 23 spaces for the retail component and 354 spaces for the apartments. The proposed spaces are 9' by 18', which is reduced from the required 9' by 20'. The property in question is located at 100-130 Chestnut Street, Assessors Map 20, Lots 271 and 273 in the Wildwood Mixed Use Special District, Area A.

6. 7:15 PM – Public Hearing – 501 Pond Street Special Permit and Site Plan Review – Continued from March 17, 2022 meeting

The Ashland Planning Board will continue the Public Hearing to hear the petition of Trask, Inc., 337 Turnpike Road, Suite 201, Southborough, MA 01742 requesting a Special Permit, Design Plan Review and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 8.8 (Pond Street Mixed Use Overlay District), 9.3 (Special Permits), 9.6 (Design



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Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws. The applicant is proposing the development of 120 rental apartment units (64 two bedroom and 56 one bedroom) with approximately 2,351 sq. ft. of ground floor, street facing retail space. The project provides a total of 163 parking spaces, 9 spaces designated for retail use and 155 designated for residential tenants and guest. The project is proposed to be serviced by town water, sewer, and underground electric and gas. The property in question is located at 501 Pond Street, Assessors Map 29, Lot 151. The property is within the Highway Commerce Zoning District and the Pond Street Mixed Used Overlay Zoning District.

7. 7:15PM – Public Hearing – 40 Summer Street Special Permit

The Ashland Planning Board will hold a Public Hearing on Thursday, April 14, 2022, at 7:15 PM via Zoom videoconference via <https://us02web.zoom.us/j/86512646250?pwd=R1NKNG9yQ3M4WTdXTXh6bmNFZlRaQT09>, to hear the petition of Mad Hatter LLC d/b/a Upperkuts Boxing requesting a Special Permit per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, Sections 8.5 (Ashland Downtown District), and 9.3 (Special Permits) of the Ashland Bylaws. The applicant is seeking a Special Permit to operate an indoor commercial recreation business in the Ashland Downtown District. The property in question is located at 40 Summer Street, Assessors Map 14, Lot 349. The property is with in the Ashland Downtown District Sub-area C.

8. 7:15PM – Public Hearing – Scenic Road Permit – Cedar, Chestnut, Eliot, Main and Spring Streets

In accordance with the provisions of the Ashland Scenic Road Bylaw, the Ashland Planning Board will hold a Public Hearing on April 14, 2022, at 7:15 PM via Zoom videoconference via <https://us02web.zoom.us/j/86512646250?pwd=R1NKNG9yQ3M4WTdXTXh6bmNFZlRaQT09>, to hear the petition of Eversource Energy for approval of a Scenic Roads Application for maintenance tree pruning on Cedar Street between the Holliston Town Line and Shady Hollow Path, the entire length of Chestnut Street and Eliot Street, Main Street between Union Street and Prospect Street, and a half-mile portion of Spring Street extending from the Hopkinton Town Line. 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.

9. 7:15PM – Public Hearing – Inclusionary Housing Bylaw Amendment

The Ashland Planning Board will hold a Public Hearing on Thursday, March 31, 2022 at 7:15 PM via a Zoom video conference meeting accessed via <https://us02web.zoom.us/j/86512646250?pwd=R1NKNG9yQ3M4WTdXTXh6bmNFZlRaQT09> to see if the Town will vote to adopt the Town of Ashland Zoning Bylaw Chapter 282, Section 7.8, Affordable Housing. The purpose of the bylaw is to expand Affordable Housing options in Ashland in furtherance of the Town's housing goals articulated in the Town's Housing Production Plan (HPP), including: Provide and preserve housing for all incomes and ages; Adopt inclusive zoning that facilitates the development of diverse housing typologies and Affordable Housing; and Affirmatively further fair housing to promote equal housing opportunities for



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people of color and all classes protected under the federal and state Fair Housing laws. This zoning amendment implements priority recommendation one of the Town's HPP: to adopt an inclusionary housing by-law. The inclusionary housing by-law will require housing developments over six units to include affordable housing or support affordable housing through a payment in lieu of affordable units, while allowing density and parking adjustments. This article also strikes affordable housing requirements from Sections 7.3 (Cluster Development), 8.6 (Wildwood Mixed Use Special District), and 8.8 (Pond Street Mixed Use Overlay District), and adds definitions to Section 10 (Definitions).

10. Reports from Board Members and Town Planner:

1. Update: Letter regarding Comprehensive Plan for Select Board

11. Administrative Matters: future meetings, public hearings:

1. Applications received
2. Future Retreat Date

12. 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.*