



Town of Ashland

MASSACHUSETTS

NOTICE OF PUBLIC HEARING

TOWN OF ASHLAND

The Ashland Planning Board will hold a Public Hearing on Thursday, April 22, 2021 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 amend section 4 Dimensional Requirements of Chapter 282 of the Town of Ashland Zoning Bylaw by adding a new section "4.1.6 Covered Open-Air Front Porch" as follows (cross out are eliminations and bold underline is new language):

4.1.6 Covered Open-Air Front Porch: The Dimensional Requirements requiring minimum front yard setbacks in residential districts shall not apply to a Covered Open-Air Front Porch, where at least ninety (90) percent of the Porch is located between the front of the residential structure and the front lot line, provided that no portion of the Covered Open-Air Front Porch shall be:

(1) Enclosed by screen, glass or building walls, whether full or partial (open handrails and guardrails shall be allowed up to a height of 38 inches);

(2) Of a depth (including all roof lines and columns, but not stairs) greater than ten (10) feet;

(3) Of a height greater than one story (as related to the adjoining building) and with habitable space or balconies located above the Covered Open-Air Front Porch;

(4) Located closer to the front lot line than a distance in feet equal to sixty (60%) percent of the applicable front yard setback requirement;

(5) Covered with a flat, non-sloped roof, unless such roof is an open trellis; and

(6) Constructed in non-compliance with all other requirements of the underlying zone including, without limitation, side yard setbacks and lot coverage requirements.

Or take any other action related thereto.

The proposed zoning amendment language is available at the Town Clerk's Office by appointment during regular Town Hall hours or on the website: <https://www.ashlandmass.com/193/Planning>

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. For more information or to submit comments, please contact Peter Matchak at (508) 532-7927 or at pmatchak@ashlandmass.com.

Dale Buchanan, Chairman

Ashland Planning Board