



Town of Ashland

MASSACHUSETTS

Planning Board

Meeting Agenda

Thursday, April 22, 2021 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

If you have not registered with Zoom you will be asked for your name and an e-mail address.

*Note: No participant ID is needed, just press # when asked. Telephone users may dial *9 to request to speak after joining the meeting. Computer and app users may use the "raise hand" feature to request to speak.*

1. 7:15 PM – Call Meeting to Order.
2. Public Hearing – 0 Megunko Site Plan Review – Continued from March 25, 2021 meeting
The Ashland Planning Board will hold a Public Hearing on Thursday, March 11, 2021, at 7:15 PM via Zoom videoconference via <https://us02web.zoom.us/j/86512646250?pwd=R1NKNG9yQ3M4WTdXTXh6bmNFZlRaQT09>, to hear the petition of Ashland Landscaping Supply, LLC c/o George Connors Esq., 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 construction of an 11,100 sq. ft., eleven (11) unit metal building with site improvements that shall include parking area and storm water management. The property in question is located at 0 Megunko Road, Assessors Map 14, Lot 044. The property is with in the Industrial Zoning District, Ashland Downtown District Sub-area A and Solar Overlay District.



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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/543/Current-Cases-Before-the-Planning-and-Zo>. For more information or to submit comments, please contact Peter Matchak at (508) 532-7927 or at pmatchak@ashlandmass.com.

3. Public Hearing – Covered Porch Bylaw Amendment

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=R1NKNKG9yQ3M4WTdXTXh6bmNFZlRaQT09>

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



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comments, please contact Peter Matchak at (508) 532-7927 or at pmatchak@ashlandmass.com.

4. Public Hearing – Design Review Trigger

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

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to see if the Town will vote to amend the Town of Ashland Zoning Bylaw Chapter 282, Section 9, as follows (cross out are eliminations and bold underline is new language):

Section 9.6.3

#4. Properties with projects requiring design review per section 9.4.**1.7** of Chapter 282 (Zoning) of the Town of Ashland Code.

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.

5. Review of 12 Pond Building Color and First Floor Windows, in accordance with Condition #29 of the 12 Pond Street Special Permit Decision dated Dec. 23, 2019
6. Downtown Zoning Amendment Discussion
7. 28 South Street Approval Not Required
8. Review and Approval of Minutes from February 24, 2021 and March 25, 2021.
9. Administrative Matters: future meetings, public hearings.
10. Report from Board Members and Town Planner.
11. 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.