



# Town of Ashland

## MASSACHUSETTS

### Planning Board

Meeting Agenda

**Thursday, April 27, 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. Joint meeting with Upper Charles Trail Committee: General discussion. (60 minutes)
4. Lot Release: Apple Ridge Definitive Subdivision Lot 14 (10 minutes)
5. Public Hearings:

- a. 7:15 PM - **9-49 Homer Avenue** Site Plan and Special Permit Application:  
Continued from April 13, 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.

6. Economic Impact Tool
7. Reports on Planning Topics:
  - a. Scenic Roads Outreach
  - b. MBTA Communities
  - c. Parking Memo
8. Reports from Board Members and Town Planner:



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

### 9. Administrative Matters:

- a. Joint meeting with the Select Board for Comprehensive Plan Committee Appointments: May 11, 2023
- b. Future joint meeting with Community Preservation Committee: TBA
- c. Future joint meeting with Ashland Sustainability Committee: TBA
- d. Future retreat date
- e. Applications received
- f. Next Meeting: May 11, 2023
- g. Minutes Review: Jan 4, 2022; Oct 26, 2022; Jan 18, 2023; Feb 9, 2023 & Feb 23, 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.*