Meeting Agenda

Monday, May 10, 2021 at 7:00 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.

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

https://us02web.zoom.us/j/87432693610?pwd=Y3ByREZXOFNhRmFhMN2p3anhxUT09

Meeting ID: 874 3269 3610 Passcode: 518734

or From a telephone, dial 1 646 876 9923 and enter Meeting ID: 874 3269 3610 Passcode: 518734

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. 7:00PM - Call the Meeting to Order
2. 7:00PM - Public Hearing – 0 Memorial Drive Comprehensive Permit – Continued from April 26, 2021 meeting

The Ashland Zoning Board of Appeals will hold a Public Hearing via Zoom videoconference to hear the petition of UA Senior Manager LLC, c/o Allen & Major Associates, Inc., requesting a Comprehensive Permit per G.L. Chapter 40B, Sections 20-23 to allow for the development of a 180-unit age restricted rental community comprised of 156 rental garden apartments and 24 townhouse style rental units. The development will include two (2) 4/5-story apartment style buildings, four (4) townhouse buildings with six (6) units each, a clubhouse, four (4) detached parking garages, an access road, parking areas, amenities and all supporting site features and infrastructure required to support the proposed development. The property in question is located at 0 Memorial Drive, Assessors Map 13, Lot 154, in the Rail Transit District. Parties wishing to be heard on this matter should appear at the time and place indicated above.
3. 7:30PM – Public Hearing – 0 Independence Variance and Special Permit
The Ashland Zoning Board of Appeals will hold a Public Hearing on Monday, May 10, 2021, at 7:00 PM via Zoom videoconference via https://us02web.zoom.us/j/87432693610?pwd=Y3ByREZXOFRhalROWjdhMN2p3anhxUT09, to hear the petition of the Town of Ashland, requesting a Special Permit and Variance per Chapter 40A, Section 6 and 10 of the Massachusetts Zoning Act and Chapter 282, Sections 3.1 (Principal Uses), 3.3 (Non-Conforming Uses and Structures) and 9.2 (Board of Appeals) and 9.3 (Special Permits) of the Ashland Bylaws to allow for the construction of a municipal facility (water booster station). The Variance is requested due to encroachment in the front yard setback. The property in question is located at 0 Independence Lane, Assessors Map 3, Lot 75, in the RA Zoning District. Parties wishing to be heard on this matter should 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 Emma Snellings at (508) 532-7930 or at esnellings@ashlandmass.com.

4. Minutes Review and Approval – April 12, 2021 and April 26, 2021
5. Staff Updates and Administrative Matters.

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.