



# Town of Ashland

## MASSACHUSETTS

### Planning Board

#### Meeting Agenda

Thursday, May 28, 2020 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 and all town facilities are currently closed to the public. 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/86026505545?pwd=OGIRQjhnSmVZQXZoSmlhUanZQeUYrUT09>

*if prompted, please enter meeting ID: 860 2650 5545 password: 492473*

*or From a telephone, dial +1 646 558 8656 and enter meeting ID: 860 2650 5545 password: 492473*

*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. 7:15 PM - Public Hearing – 5 Homer Ave Site Plan Review – Continued from May 12 meeting

The Ashland Planning Board will hold a Public Hearing to hear the petition of Tej Shah, DMD, c/o Law Offices of Jerry C. Effren, requesting Design Plan Review and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, Sections 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws. The applicant is proposing a change in use of the property from a retail store to a professional dental office. The property in question is located at 5 Homer Avenue, Assessors Map 14, Lot 374, in the Ashland Downtown District - C.

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: <https://www.ashlandmass.com/799/5-Homer-Ave> For more information or to submit



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comments, please contact Peter Matchak at (508) 532-0100 X 7927 or [atpmatchak@ashlandmass.com](mailto:atpmatchak@ashlandmass.com).

3. 7:45pm - Discussion of proposed Tree Protection Bylaw
4. 8:00pm - Public Hearing – 81 West Union Street Phase II Special Permit and Amended Site Review – Site Review hearing continued from May 19 meeting

The Ashland Planning Board will hold a Public Hearing to hear the petition of 81 West Union Street, LLC, c/o Peter B. Barbieri, Esquire, 70 Bartzak Drive, Holliston, MA 01746, requesting a two Special Permits and Site Plan Review. Per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, Sections 3.1 (Use Regulations), Section 5.8 (Site Alteration), Section 9.3 (Special Permits), and Section 9.4 (Site Plan Review) of the Ashland Bylaws the applicant is proposing the development of three new buildings totaling 28,913 sq. ft., and parking. All three buildings are proposed to be mixed-use to include both residential and commercial uses.

Building 1 is proposed to have non-medical office and retail services on the first floor, four residential units on the second floor and four residential units on the third floor. Building 2 is proposed to be a mixed use building, with two residential units and three general services units. Building 3 is proposed to be a mixed use building, with two residential units and seven general services use units.

The property in question is located at 81 West Union Street, Assessors Map 19, Lot 067. The property is located in the Highway Commerce Zoning District.

5. Public Hearing –Section 10 Zoning Amendment – Continued from April 23 meeting

The Ashland Planning Board will hold a Public Hearing to see if the Town will vote to amend Chapter 282 (Zoning) Section 3 of the Ashland Zoning Bylaws:

To see if the Town will vote to amend the Town of Ashland Zoning Bylaw Chapter 282, Section 10, as follows (cross out are eliminations and bold underline is new language):

Section 10.0 Definitions:

Animal ~~Kennel~~ **Clinic** or Hospital – Premises for raising, harboring, or care of domestic animals for a fee.

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. The proposed zoning amendment language is available at the Community Development Office and the Town Clerk's Office during normal business hours, or at: <https://www.ashlandmass.com/193/Planning> For more information or to submit comments, please contact Peter Matchak at (508) 532-0100 X 7927 or at [pmatchak@ashlandmass.com](mailto:pmatchak@ashlandmass.com).

Preston Crow, Chairman  
Ashland Planning Board



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6. Discussion of current status of construction project at 128 Main Street
7. Metrowest Regional Collaborative Board Representation discussion
8. Discussion of Downtown Zoning Grant
9. Review and Approval of Minutes from April 9, 2020 and April 23, 2020.
10. Administrative Matters: future meetings, public hearings.
  
11. Report from Board Members and Town Planner.
  
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.*