



# Town of Ashland

## MASSACHUSETTS

### Planning Board

Meeting Agenda

**Thursday, June 8, 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. Public Comment

*The Planning Board prefers project-specific comments to be made during the public hearing.*

4. Public Hearings

- a) **7:30 PM** – 50 Megunko Road - Site Modification Plan *(45 minutes)*  
Continued from May 25, 2023

The Planning Board will hear the petition of Michael McClements owner of Mike's Auto Body with address 183 Megunko Road, Ashland MA 01721 who is requesting a Site Plan Review Modification per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, Section 9.4 (Site Plan Review) of the Ashland Bylaws. The applicant is proposing the change of use from a trucking company to an auto body shop. In addition, the applicant proposes reconfiguration of parking, fencing to screen the property from Megunko Rd., provide additional landscaping across the front and south side of the building and install vertical granite curbing and a sidewalk across the frontage of the property. The property in question is located at 50 Megunko Road, Ashland, MA 01721 with Assessors Map 13, Lot 141, in the Industrial Zoning District and Solar Overlay District.

- b) **8:15 PM** - 16 Union Street - Definitive Subdivision Plan *(45 minutes)*  
Continued from May 25, 2023



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**\*\* The Applicant has Requested a Continuance to July 27, 2023 \*\***

The Planning Board will hear the petition of 58 Exchange Ashland LLC, 120 Quarry Drive, Milford, MA 01757 filed on April 11, 2023 requesting a Definitive Subdivision Plan Approval per Chapter 41, Section 81K through 81GG of the Massachusetts General Law and Chapter 344 (Subdivision of Land) of the Ashland Bylaws. The applicant is seeking to create two (2) buildable lots and 275 feet of proposed roadway. The property in question is identified as 16 Union Street, Assessors Map 14, Lots 76, 77, and 78 in the Wildwood Mixed Use Special District.

- c) **9:00 PM** – 9-49 Homer Avenue- Site Plan and Special Permit Application (5 minutes)  
*Continued from May 11, 2023.*

**\*\* The Applicant has Requested a Continuance to June 22, 2023 \*\***

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.

- d) **9:05 PM** - 10-60 Main Street- Special Permit and Site Plan Review (5 minutes)  
*Continued from May 11, 2023.*

**\*\* The Applicant has Requested a Continuance to August 10, 2023 \*\***

The Ashland Planning Board will reopen the Public Hearing to hear the petition of Ashland Properties LLC 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 renovation of the two most northern existing buildings and the addition of three new buildings along Main Street to provide 26,000 sq. ft. (previously 30,000 sq. ft.) of commercial space, 188 apartment units (previously 200 units). The property in question is located at 10-60 Main Street, Assessors Map 14, Lot 128. The property is within the Industrial Zoning District, Ashland Downtown District Sub-Area A, Floodplain Overlay District and Solar Overlay District.

5. MBTA Presentation from Planning Department
6. Update on Housing Moratorium
7. Requested Continuance Protocol
8. Discussion of Summer Schedule



# Town of Ashland

## MASSACHUSETTS

### 9. Reports on Planning Topics

- a. Scenic Roads Outreach
- b. Parking Memo
- c. Economic Impact Tool

### 10. Reports from Board Members and Town Planner

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

### 11. Administrative Matters

- a. Future joint meeting with Historical Commission: TBA
- b. Future retreat date
- c. Applications received
- d. Next Meeting: June 22, 2023
- e. Minutes Review:
  - March 23, 2023
  - April 13, 2023
  - July 6, 2022
  - Sept 14, 2022

### 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. Lengths of topic discussions are approximate.*