



Town of Ashland

MASSACHUSETTS

Planning Board

Meeting Agenda

Thursday, June 9, 2022 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=R1NKNG9yQ3M4WTdXTXh6bmNFZIRaQT09>

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

1. 7:15 PM – Call Meeting to Order
2. Executive Session pursuant to G.L. c. 30A sec 21(a)(3), that the Board go into Executive Session to discuss strategy with respect to litigation namely Nextgrid Inc. v. Planning Board of Ashland, 22 MISC 00275
3. 7:15 PM – Public Hearing – 225 Pond Street Special Permit and Site Plan Review – Continued from May 12, 2022 meeting.

The Ashland Planning Board will continue the Public Hearing to hear the petition of McDonald's USA, LLC c/o Bohler requesting a Special Permit, Design Plan Review and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 5.3 (Signs), 9.3 (Special Permits), 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws. The applicant is proposing to reconfigure the existing single lane, single order point drive-thru with a side-by-side configuration consisting of two lanes, two order points, two digital menu boards and two digital pre-browse boards. The property in question is located at 225 Pond Street, Assessors Map 26, Lot 3. The property is within the Highway Commerce Zoning District and the Pond Street Mixed Used Overlay Zoning District.

4. 7:15PM – Continued Public Hearing - 100 Chestnut Street Site Plan Review– Continued from May 23, 2022 meeting.

The Ashland Planning Board will continue the Public Hearing to hear the petition of Baystone Ashland LLC requesting a Special Permit, Design Plan Review and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 8.6 (Wildwood Mixed Use Special District), 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws. The applicant is proposing the development of 174 apartment homes and approximately 10,500



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square feet of retail. The project proposes 360 total parking spaces. The property in question is located at 100-130 Chestnut Street, Assessors Map 20, Lots 271 and 273 in the Wildwood Mixed Use Special District, Area A.

5. 7:15 PM – Public Hearing – 501 Pond Street Special Permit and Site Plan Review – Continued from May 23, 2022 meeting

The Ashland Planning Board will continue the Public Hearing to hear the petition of Trask, Inc., 337 Turnpike Road, Suite 201, Southborough, MA 01742 requesting a Special Permit, Design Plan Review and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 8.8 (Pond Street Mixed Use Overlay District), 9.3 (Special Permits), 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws. The applicant is proposing the development of 120 rental apartment units (54 two bedroom and 66 one bedroom) with approximately 6,825 sq. ft. of ground floor, street facing retail space. The project provides a total of 182 parking spaces. The project is proposed to be serviced by town water, sewer, and underground electric and gas. The property in question is located at 501 Pond Street, Assessors Map 29, Lot 151. The property is within the Highway Commerce Zoning District and the Pond Street Mixed Used Overlay Zoning District.

6. 7:15PM – Public Hearing – 320 Pond Street Site Plan Review

The Ashland Planning Board will continue the Public Hearing to hear the petition of Mazi Corp 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 the construction of an outdoor dining area adjacent to the existing restaurant. The property in question is located at 320 Pond Street, Assessors Map 26, Lots 209 and 210 in the Highway Commerce District and Pond Street Mixed Use Overlay District.

7. 12 Pond Street: Review of exterior colors and façade material.

8. Lot Release: Lot 38 Apple Ridge Subdivision

9. Reports from Board Members and Town Planner:

- a. Public Communication: How emails from the public are responded to and forwarded
- b. Sustainability Committee
- c. Design Review Committee
- d. Comprehensive Plan
- e. Inclusionary Zoning
- f. CPC
- g. Scenic Roads Outreach
- h. ADESA
- i. MBTA Communities
- j. Retreat Date – June 29, 2022

10. Administrative Matters: future meetings, public hearings:

- a. Applications received



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- b. Future Meeting Dates: Monday June 27th Joint Meeting with Select Board to discuss Comprehensive Plan
 - c. Meeting Date for Downtown Zoning Forum
 - d. Planning Board Retreat Date
 - e. Update on virtual public meeting extension
11. Minutes Review: March 17, 2022, and April 28, 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.