



# Town of Ashland

## MASSACHUSETTS

### Planning Board

#### Meeting Agenda

Thursday, June 11, 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/85916669156?pwd=NVZFOTNFUVJFUE1UWGdYkorQVpUdz09>

*if prompted, please enter meeting ID: 859 1666 9156 password: 963746*

*or From a telephone, dial +1 646 558 8656 and enter meeting ID: 859 1666 9156 password: 963746*

*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 – Whittemore Estates Subdivision Modification

The Ashland Planning Board will hold a Public Hearing on Thursday, June 11, 2020, at 7:15 PM via Zoom videoconference via <https://us02web.zoom.us/j/85916669156?pwd=NVZFOTNFUVJFUE1UWGdYkorQVpUdz09>, to hear the petition of A&J Realty Investments, LLC, requesting a Subdivision Plan Modification 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 modify the Whittemore Estates Subdivision Plan previously approved in 2016. The proposed modifications include adding a sanitary sewer connection to municipal sewer through a private easement to Brogden Road. The proposed modification plans includes the extending the cul-de-sac roadway length by 95 feet and adding an additional building lot. The property in question is located off of Whittemore Drive, Assessors Map 12, Lot 207 in the Residential A Zoning District and Floodplain Overlay District.

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 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 Peter Matchak at (508) 532-0100 X 7927 or at [pmatchak@ashlandmass.com](mailto:pmatchak@ashlandmass.com).



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Preston Crow, Chairman  
Ashland Planning Board

3. 7:45 PM - Public Hearing – 81 West Union Street Phase II Special Permit and Amended Site Review – Site Review hearing continued from May 28 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.

4. Discussion of current status of construction project at 128 Main Street
5. Modification to Scenic Road Permit – 433 Chestnut Street
6. Review of 12 Pond Street Final Plans
7. Metrowest Regional Collaborative Board Representation discussion
8. Discussion of Downtown Zoning Grant
9. Review and Approval of Minutes from May 14, 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.*