



# Town of Ashland

## MASSACHUSETTS

### Planning Board

Meeting Agenda

**Thursday, June 29, 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. Planning Board Review and Discussion of the Whittemore Estates Definitive Subdivision:

Pursuant to G.L. ch. 41 sec. 81U and Section 344-8 of the Ashland Planning Board Rules and Regulations for the Subdivision of Land construction or installation of the subdivision has not been completed.

The Whittemore Estates Definitive Subdivision was approved by the Ashland Planning Board on March 24, 2016 with a decision for the vote filed with the Town Clerk on April 19, 2016. The plan was endorsed by the Board on July 11, 2019 and recorded a plan number 649 of 2019. More than two years have passed since your plan was approved.

- a) 16 Union Street - Definitive Subdivision Plan  
*Continued from June 8, 2023*

**\*\* 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



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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.

- b) 9-49 Homer Avenue- Site Plan and Special Permit Application  
*Continued from May 11, 2023.*

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

5. Review draft decision and consider vote on 50 Megunko Road
6. MBTA Memo Planning Department
7. Review of Associate Planning Board Member Position
8. Clarification / update of 10-60 Main Street Select Board discussion from April 26, 2023
9. Reports on Planning Topics:
  - a. Economic Impact Tool
  - b. Scenic Roads Outreach
  - c. Parking Memo
  - d. Update on Housing Moratorium
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: July 13, 2023
  - e. Minutes Review:
    - i. March 1, 2023 Joint Meeting with Select Board



# Town of Ashland

M A S S A C H U S E T T S

Re: Wildwood Covenant

ii. March 1, 2023 Joint Executive Session with Select Board

Re: Retail Ashland, LLC vs Planning Board

iii. April 27<sup>th</sup>, 2023 Meeting Minutes

## 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.*