



Town of Ashland

MASSACHUSETTS

Planning Board

Meeting Agenda

Thursday, July 9, 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/82316580858>

if prompted, please enter meeting ID: 823 1658 0858 password: 122580

or From a telephone, dial +1 929 205 6099 and enter meeting ID: 823 1658 0858 password:122580

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 - 7:15 PM - Public Hearing – Whittemore Estates Subdivision Modification – Continued from June 11, 2020 meeting

The Ashland Planning Board will hold a Public Hearing on Thursday, June 11, 2020, at 7:15 PM via Zoom videoconference, 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



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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.

Preston Crow, Chairman

Ashland Planning Board

3. Public Hearing – 433 Chestnut Street Scenic Road Permit Modification

In accordance with the provisions of the Ashland Scenic Road Bylaw, the Ashland Planning Board will hold a public hearing on Thursday, July 9, 2020 at 7:15 p.m. via Zoom video conference via: <https://us02web.zoom.us/j/82316580858?pwd=REo2aHJVVm5RTzZEdDRiMEVOZy82UT09> on the petition of the Town of Ashland to modify an approval of a Scenic Roads Opening Application in accordance with Chapter 40, Section 15C of the Massachusetts General Laws and Chapter 249, Section 20 of the Town of Ashland Code.

The Town of Ashland is applying to modify a proposed road opening / curb cut along Chestnut Street in the vicinity of the existing structure identified as 433 Chestnut Street from twelve feet (12') to twenty feet (20'). The project will grant ingress and egress for the adjacent parcel. All existing stones from the removed section of wall are proposed to be reused to create a flared entrance on both sides of the driveway.

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/749/433-Chestnut-Scenic-Road>.

For more information or to submit comments, please contact Peter Matchak at (508) 532-0100 X 7927 or at pmatchak@ashlandmass.com.

4. Discussion of Downtown Zoning Grant
5. Review and Approval of Minutes from June 11, 2020
6. Administrative Matters: future meetings, public hearings.
7. Report from Board Members and Town Planner.
8. Adjournment.



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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.