



Town of Ashland

MASSACHUSETTS

Planning Board

Meeting Agenda

Thursday, September 9, 2021 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=R1NKNG9yQ3M4WTdXTXh6bmNFZlRaQT09>

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

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. 7:15PM – Continued Public Hearing – 90 Concord Street Special Permit and Site Plan Review – Continued from Aug 26, 2021 meeting.

The Ashland Planning Board will continue to hear the petition of the Town of Ashland c/o Nitsch Engineering and Flansburgh (Architects), requesting a Special Permit, Design Plan Review and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, Sections 9.3 (Special Permits), 5.8 (Site Alteration Special Permit), 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws. The project will replace the existing Mindess School building and construct a building for use as an elementary school. The building will consist of two floors and 104,885 square feet of gross floor area. The project will include the construction of the new building, new building utility services, new pedestrian access and plaza areas, new vehicular access and circulation, landscaping, playing fields and storm water management systems. The property in question is located at 90 Concord Street, Assessors Map 14, Lot 185. The site is within the Residential B Zoning District.



Town of Ashland

MASSACHUSETTS

3. 8:00 PM – Continued Public Hearing - 100 Chestnut Street Special Permit and Site Plan Review– Continued from Aug 26, 2021 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), 9.3 (Special Permits), Sections 5.1 (Parking), 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws. The applicant is proposing the development of 200 apartment homes and approximately 4,100 square feet of retail. The project provides 1.77 parking spaces per apartment, less than the 2.0 spaces per unit required, and there are 377 total parking spaces, 23 spaces for the retail component and 354 spaces for the apartments. The proposed spaces are 9' by 18', which is reduced from the required 9' by 20'. 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.

4. 9:00 PM – Continued Public Hearing – 355 West Union Street Site Plan Review – Continued from Aug 12, 2021 meeting

The Ashland Planning Board will continue the Public Hearing to hear the petition of John Tomasz 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 355 West Union Street, Assessors Map 23, Lot 255 in the Highway Commerce District.

5. 9:00 PM – Continued Public Hearing – 0 Megunko Road Site Plan Review – Continued from Aug 26, 2021 meeting

The Ashland Planning Board will continue the Public Hearing to hear the petition of Ashland Landscaping Supply, LLC c/o George Connors Esq., 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 construction of an 11,100 sq. ft., eleven (11) unit metal building with site improvements that shall include parking area and storm water management. The property in question is located at 0 Megunko Road, Assessors Map 14, Lot 044. The property is with in the Industrial Zoning District, Ashland Downtown District Sub-area A and Solar Overlay District.

6. ANR Plan 100-130 Chestnut Street. Submitted by Bellingham Residential #2 Reality. LLC, C/O, Jeffery J. Stefanik, P.L.S., Guerriere & Halnon, Inc. P.O. Box 235, Milford, MA 01757.



Town of Ashland

MASSACHUSETTS

7. Review of Minutes from:

- July 15, 2021
- July 22, 2021
- July 27, 2021

8. Review submitted Landscape Plan for 128 Main Street

9. Design Review Committee nominee: Catherine Rooney

10. Administrative Matters: future meetings, public hearings.

- Schedule Planning Board Retreat and Goal Setting Meeting
- Zoning changes/discussion:
 - Inclusive zoning
 - Stacked and tandem parking
 - Minimum commercial percentage for mixed use

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.