



Town of Ashland

MASSACHUSETTS

Planning Board

Meeting Agenda

Thursday, September 28, 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=R1NKNG9yQ3M4WTdXTXh6bmNFZlRaOT09>

(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
4. Discussion with Sustainability Committee regarding development of new Tree Bylaw
5. Public Hearings
 - a. 7:15 PM – **9-49 Homer Avenue** - Site Plan and Special Permit Application
Continued from May 11, 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.

6. Planning Board Representative to the MetroWest Regional Collaborative
7. Reports on Planning Topics:
 - a. Scenic Roads
 - b. Economic Impact Tool
 - c. Parking Memo
8. Reports from Board Members and Town Planner
 - a. Comprehensive Plan
 - b. Design Review Committee
 - c. Sustainability Committee



Town of Ashland

MASSACHUSETTS

- d. CPC
- e. Other

9. Administrative Matters

- a. Planning Office Updates
 - 1. Whitmore Estates Definitive Subdivision
 - 2. 100-130 Chestnut Street (Village of Americas)
 - 3. 501 Pond Street
 - 4. 399 Union Street / Starbucks
 - 5. 12 Pond Street
- b. Applications received
- c. Next Meeting: October 12, 2023
- d. Minutes Review: August 10, 2023

10. 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.