Planning Board
Agenda
Thursday, October 10, 2019
7:15 PM
Board of Selectmen Meeting Room
Town Hall, 101 Main St, Ashland, MA 01721

1. 7:15 PM – Call Meeting to Order.

2. 7:15 PM – Public Hearing – Scenic Roads Public Hearing (Chestnut Street and Cedar Street) – Continued from September 12, 2019.

The Ashland Planning Board will hold a public hearing to hear the petition of NSTAR Gas d/b/a Eversource Energy (Eversource) for approval of a Scenic Roads Application for the Eversource Energy Hopkinton to Ashland Transfer Line Project in accordance with Chapter 40, Section 15C of the Massachusetts General Laws and Chapter 249, Section 20 of the Town of Ashland Code.

The project will replace approximately 3.71 miles of existing six (6') inch-diameter steel natural gas pipeline with twelve (12') inch-diameter steel natural gas pipe. The project consists of temporary disturbance within the existing pipeline easement at two designated scenic roads, Chestnut Street and Cedar Street, consisting of in-street construction and temporarily removal and reassembly of existing stone walls, but no disturbance to nearby trees along the two scenic roads.

3. 7:30 PM – Public Hearing – 81 West Union Street Phase II Site Review – Continued from September 26, 2019 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 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 development of three new buildings totaling 26,905 sq. ft., parking, and storm water infrastructure. Building one (1) is proposed for non-medical office and retail space. The building will be three stories in height and have a footprint of 5,620 sq. ft. Buildings two (2) and three (3) are proposed contractor’s facilities/landscape buildings. The footprint for building two (2) is 8,580 sq. ft. Building three’s (3) footprint will be 12,705 sq. ft. Building two (2) and building three (3) will be one (1) story in height and include a mezzanine space. The proposed project includes the development of parking and stormwater collection system infrastructure.
4. **8:00PM - Public Hearing – Site Plan Review for 310-320 Pond Street – Continued from September 26, 2019 meeting**

   The Ashland Planning Board will hold a Public Hearing on Thursday, September 12, 2019, at 7:15 PM in the Board of Selectmen Meeting Room, 2nd Floor, Ashland Town Hall, 101 Main Street, Ashland, MA, to hear the petition of Baypath Plaza LLC, c/o Bohler Engineering – John Kucich, 352 Turnpike Road Southborough, MA 01772, 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 renovation of the building located at 310 and 320 Pond Street which was formerly used as a Blockbuster Video. The building will be converted to a 145 seat (120 interior seats, 25 exterior seats) restaurant.

5. **8:10 PM - Public Hearing – 12 Pond Street Site Review**

   The Ashland Planning Board will hold a Public Hearing on Thursday, October 10, 2019, at 7:15 PM in the Board of Selectmen Meeting Room, 2nd Floor, Ashland Town Hall, 101 Main Street, Ashland, MA, to hear the petition of 12 Pond Street Realty Trust c/o Terrence P. Morris Esq., requesting a Special Permit, Design Plan Review and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 8.8 (Pond Street Mixed Use Overlay District), 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws. The applicant is seeking a Special Permit for a 3-story, mixed use building with 16 residential units four of which will be affordable, above ground floor non-residential use. Parking will consist of 42 spaces, both within the building (23) and open-air (19). All the units are 2-BR, 2-Bath units averaging 1,350 sq. ft. in size. The ground floor will contain 2 commercial spaces, totaling 2,970 sq. ft.

6. **Administrative Matters: future meetings, public hearings.**

7. **Report from Board Members and Town Planner.**

8. **Review and Approval of Minutes from September 12, 2019.**

9. **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.*