



Town of Ashland

MASSACHUSETTS

Planning Board

Meeting Agenda

Thursday, October 22, 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/83834171559?pwd=cjRvOXNhY050Mnd6MzJpMHRRZEw1Zz09>

if prompted, please enter Meeting ID: 838 3417 1559 Passcode: 199137

or From a telephone, dial +1 646 558 8656 and enter Meeting ID: 838 3417 1559 Passcode: 199137

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. Public Hearing: 20 Ponderosa Special Permit Modification

The Ashland Planning Board will hold a Public Hearing on Thursday, October 22, 2020, at 7:15 PM via Zoom videoconference via <https://us02web.zoom.us/j/83834171559?pwd=cjRvOXNhY050Mnd6MzJpMHRRZEw1Zz09>, to hear the petition of T-Mobile Northeast LLC, c/o Duval & Klasnick LLC, 210 Broadway, Suite 204, Lynnfield, MA 01940, requesting Special Permit Modification per Chapter 282, Sections 6.4 (Wireless Communication Facilities) of the Ashland Bylaws. The applicant seeks to modify the existing special permit for the removal of three (3) existing antennas and three (3) remote radio heads, installing nine (9) new wireless communication antennas on the existing antenna mount for a total of twelve (12) antennas with six (6) new remote radio units mounted behind the antennas and cabling on an existing 150' wireless tower. The antennas will be located at the same centerline



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height of 147'. The project also includes removing one (1) equipment cabinet and installing one (1) equipment cabinet and one (1) battery cabinet on the existing concrete pad within the existing fenced area. The property in question is located at 20 Ponderosa Road, Assessors Map 13, Lot 35, in the Residential A 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 <https://www.ashlandmass.com/543/Current-Cases-Before-the-Planning-and-Zo> or at Town Hall by appointment during normal business hours. For more information or to submit comments, please contact Peter Matchak at (508) 532-0100 X 7927 or at pmatchak@ashlandmass.com.

Dale Buchanan, Chairman

Ashland Planning Board

3. Public Hearing: 300 Eliot Street Site Plan Review – Continued from Oct 8, 2020 meeting

The Ashland Planning Board will hold a Public Hearing on Thursday, September 24, 2020, at 7:15 PM via Zoom videoconference, to hear the petition of Bank of America c/o Bill Sharkey, CBRE, 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 additional exterior site lighting, to be operational during all hours of darkness. The property in question is located at 300 Eliot Street, Assessors Map 26, Lot 015, in the Highway Commerce Zoning District and Pond Street Mixed Use 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 by appointment, 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.

4. MAPC presentation and discussion of possible downtown zoning changes
5. Review and Approval of Minutes from September 24, 2020.
6. Administrative Matters: future meetings, public hearings.
7. Report from Board Members and Town Planner.
8. 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.



Town of Ashland

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

Join Zoom Meeting

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