



# Town of Ashland

## MASSACHUSETTS

### Planning Board

Meeting Agenda

**Thursday, November 30, 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. Public Hearings
  - a. **400 Cedar** – Special Permit: Applicant T-Mobile Northeast LLC  
*Continued from October 12, 2023*

#### ***Applicant has requested a public hearing continuance to December 14<sup>th</sup>, 2023 Planning Board Meeting***

The Ashland Planning Board will continue the Public Hearing for the petition of T-Mobile Northeast LLC, 10 Commerce Way, Suite B, Norton, MA 02776 requesting Special Permit Modification per Chapter 282, Sections 6.4 (Wireless Communication Facilities) and 9.3 of the Ashland Bylaws. The applicant seeks to modify the existing special permit for the removal, and replacement of antennas and ancillary equipment on the existing water tank. The applicant seeks to relocate the antenna from the top of the existing water tank to the side. The equipment will be aesthetically consistent with the existing structure and antenna array. The proposal includes the installation of 5G-capable equipment. The property in question is located at 400 Cedar Street, Assessors Map 29, Lot 132, in the Residential "A" District.

- b. **9-49 Homer Avenue** - Site Plan and Special Permit Application  
*Continued from Sept 28<sup>th</sup>, 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.



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5. Discussion with Sustainability Committee regarding development of new Tree Bylaw
6. Reports on Planning Topics:
  - a. Scenic Roads
  - b. Economic Impact Tool
  - c. Parking Memo
7. Reports from Board Members and Town Planner
  - a. Comprehensive Plan
  - b. Design Review Committee
  - c. Sustainability Committee
  - d. CPC
  - e. Metro West Regional Collaborative
  - f. Other
8. 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
    - 320 Pond Street: Chase Bank
  - c. Next Meetings:
    - December 14<sup>th</sup>, 2023; Planning Board Meeting
  - d. Minutes Review: October 12, 2023
9. 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.*