



Town of Ashland

MASSACHUSETTS

Zoning Board of Appeals

Meeting Agenda

Tuesday, March 10, 2026 at 7:00 PM

Location: Zoom

This meeting is being recorded via Zoom and will be broadcast by WACA TV at a later date. Participation is available using the Zoom video conferencing platform. Any disruption with the video conferencing platform will result in the platform being shut down.

To Participate Remotely from a computer:

<https://us02web.zoom.us/j/87432693610?pwd=Y3ByREZXOFRhalROWjhMN2p3anhxUT09>

Meeting ID: 874 3269 3610 Passcode: 518734

From a telephone: Dial 1 646 876 9923 and enter Meeting ID: 874 3269 3610 Passcode: 518734

1. 7:00 P.M. - Call the Meeting to Order
2. Public Hearing – 55 West Union Street; 40B Comprehensive Permit

The petition is from 55 West Union LLC, requesting a Comprehensive Permit per M.G.L. Chapter 40B, Sections 20-23 to allow for the development of one (1) four (4)-story elevator building offering a total of 116 rental units, including 87 units priced at market and 29 units income restricted in perpetuity to households earning at or below 80% of area median income on 4.9 acres. The property in question is located at 55 West Union Street, Assessors Map 19, Lot 62, in the Ashland Commercial Highway (CH) District.

Previous Public Meetings held for 55 West Union Street:

August 26, 2025 – Continued Public Hearing; Matter was not discussed
September 9, 2025 – Present at meeting: JT/BF/RS/SS
September 30, 2025 – Continued Public Hearing; Matter was not discussed
October 14, 2025 – Continued Public Hearing; Matter was not discussed
October 28, 2025 – Present at meeting: JT/BF/RS/SS
November 18, 2025 – Continued Public Hearing; Matter was not discussed
November 25, 2025 – Continued Public Hearing; Matter was not discussed
December 9, 2025 – Present at meeting: JT/BF/RS/SS
December 23, 2025 – Present at meeting: JT/BF/RS/SS
January 13, 2026 – Continued Public Hearing; Matter was not discussed
January 27, 2026 – Present at meeting: JT/BF/RS/SS
February 10, 2026 – Present at meeting: JT/BF/RS/SS
February 17, 2026 – Continued Public Hearing; Matter was not discussed
February 24, 2026 – Present at meeting: JT/BF/RS/SS

3. Public Hearing – 35 Nickerson Road; Special Permit

The petition is from ORB Investments LLC, requesting a Special Permit per M.G.L. Chapter 40A Section 9 and Chapter 282, Section 9.3 (Special Permits), Section 3.3.3 (Nonconforming Structures), and Section 3.3.5 (Nonconforming Single and Two Family Residential Structures) of



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the Ashland Bylaws. The applicant seeks a Special Permit to extend the existing building by building a garage. The building and lot are pre-existing non-conforming. The property in question is located at 35 Nickerson Road, Assessors Map 25, Lot 340, in the Industrial zone.

4. Meeting Minutes: February 17, February 24
5. Staff Updates and Administrative Matters
6. 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.