



Town of Ashland

MASSACHUSETTS

Planning Board

Meeting Agenda

Thursday, July 15, 2021 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. 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/86512646250>

if prompted, please enter Meeting ID: 865 1264 6250 Passcode: 541553

or From a telephone, dial +1 646 876 9923 and enter Meeting ID: 865 1264 6250 Passcode: 541553

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.

1. Public Hearing – 90 Concord Street Special Permit and Site Plan Review

The Ashland Planning Board will hold a Public Hearing on Thursday, July 15, 2021, at 7:15 PM via Zoom video conference at

<https://us02web.zoom.us/j/86512646250?pwd=R1NKNKG9yQ3M4WTdXTXh6bmNFZlRaQT09>, to hear the petition of the Town of Ashland c/o Nitsch Engineering and Flansburgh (Architects), requesting a Special Permit, Design Plan Review and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, Sections 9.3 (Special Permits), 5.8 (Site Alteration Special Permit), 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws. The project will replace the existing Mindess School building and construct a building for use as an elementary school.



Town of Ashland

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

The building will consist of two floors and 104,885 square feet of gross floor area. The project will include the construction of the new building, new building utility services, new pedestrian access and plaza areas, new vehicular access and circulation, landscaping, playing fields and storm water management systems. The property in question is located at 90 Concord Street, Assessors Map 14, Lot 185. The site is within the Residential B Zoning 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 by appointment at Town Hall during normal business hours, 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) 532-7927 or at pmatchak@ashlandmass.com.

3. Public Hearing – 100 Chestnut Street Special Permit and Site Plan Review

The Ashland Planning Board will hold a Public Hearing on Thursday, July 15, 2021, at 7:15 PM via Zoom video conference at <https://us02web.zoom.us/j/86512646250?pwd=R1NKNG9yQ3M4WTdTXh6bmNFZlRaQT09>, to hear the petition of Baystone Ashland LLC requesting a Special Permit, Design Plan Review and Site Plan Review per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Chapter 282, 8.6 (Wildwood Mixed Use Special District), 9.3 (Special Permits), Sections 5.1 (Parking), 9.6 (Design Plan Review) and 9.4 (Site Plan Review) of the Ashland Bylaws. The applicant is proposing the development of 200 apartment homes and approximately 4,100 square feet of retail. The project provides 1.77 parking spaces per apartment, less than the 2.0 spaces per unit required, and there are 377 total parking spaces, 23 spaces for the retail component and 354 spaces for the apartments. The proposed spaces are 9' by 18', which is reduced from the required 9' by 20'. The property in question is located at 100-130 Chestnut Street, Assessors Map 20, Lots 271 and 273 in the Wildwood Mixed Use Special District, Area A.

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 by appointment at Town Hall during normal business hours, 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) 532-7927 or at pmatchak@ashlandmass.com. Review and Approval of Minutes from March 25, 2021, April 8, 2021 and May 27, 2021.

4. Public Hearing – 355 West Union Street Site Plan Review – Continued from June 24, 2021 meeting

The Ashland Planning Board will hold a Public Hearing on Thursday, June 10, 2021, at 7:15 PM via Zoom videoconference via <https://us02web.zoom.us/j/86512646250?pwd=R1NKNG9yQ3M4WTdTXh6bmNFZlRaQT09>, to hear the petition of John Tomasz 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 construction of an outdoor dining area adjacent to the existing restaurant. The property in question is located at 355 West Union Street, Assessors Map 23, Lot 255 in the Highway Commerce District.



Town of Ashland

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

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 during normal business hours, 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) 532-7927 or at pmatchak@ashlandmass.com.

5. Hillside Estates Bond Release
6. Review of Minutes from May 27, 2021 and June 10, 2021
7. Administrative Matters: future meetings, public hearings.
8. Report from Board Members and Town Planner.
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.