



Town of Ashland , Office of the Zoning Board of Appeals

MINUTES OF MEETING
ASHLAND ZONING BOARD OF APPEALS (Hybrid)
101 Main Street, Ashland MA / Zoom Video Conferencing
February 10, 2026, 7:00 PM

Minutes Approved on: February 24, 2026

Present: John Trefethen, Chair
Brian Forestal, Member
Ryan Sullivan, Associate Member (Remote)
Alex Mironovas, Associate Member (Remote)

Absent: Nathan Band, Member
Stuart Siegel, Associate Member (Remote)

Also present: Jasmin Farinacci, Director of Planning and Economic Development
Brian Winner, Town Counsel

Call the Meeting to Order

Mr. Trefethen called the meeting to order at 7:10 PM. Mr. Trefethen announced that the meeting was being recorded and broadcast live by WACA-TV and livestreamed on Facebook. Remote participation is available using the Zoom Video Conferencing platform. Any disruption with the Video Conferencing Platform will result in the platform being shut down, however the meeting will continue. Meetings will continue to be broadcast on WACA-TV and livestreamed on Facebook.

Continuance of Public Hearing – 55 West Union Street; 40B Comprehensive Permit

Mr. Trefethen explained that Stuart Siegel is absent tonight, this is his only absence; Mr. Siegel is a voting Member on this matter. Due to the Mullin Rule, Mr. Siegel can watch the recording of the meeting and continue his participation.

Mr. Trefethen explained that this hearing first opened on August 26, 2025, and last met on January 27, 2026.

Mr. Trefethen stated that Jasmin Farinacci, Director of Planning and Economic Development, and Brian Winner, Town Counsel, are both present for this meeting; Mr. Trefethen welcomed newest Associate Member, Alex Mironovas, who was sworn in yesterday.

39 Lynn Sweet, LDS Consulting Group, Project Manager for the Applicant, was present at the
40 meeting via Zoom. Ms. Sweet stated that the flow meters are in and are running, but they need to
41 wait for the snow to melt and warmer weather to conduct the CCT.

42
43 Talia Cannistra, Studio CAN, Project Architect, mentioned that they had been asked to update the
44 plans with 3D views to better align with the landscape plan and grading. Ms. Cannistra discussed
45 the outdoor amenities within the entry plaza, and the landscape updates including the addition of
46 small plantings and tree locations. Building updates included changing the material of the window
47 shrouds, to create dimension. Other updates shown included adding glazing to the amenity space,
48 and the fitness area, and an egress stairway to which windows and a dormer were added.

49
50 Amy Latva-Kokko, Studio DSK Architect, Town's Peer Reviewer, explained why they had asked
51 the Applicant's architect to make these changes, which she stated breaks down the mass of the
52 building; she and Ms. Cannistra had a working session, things are going in the right direction. Ms.
53 Latva-Kokko explained that she is in the process of writing a supplemental report to reflect the
54 updated drawings which came in today,

55
56 Mr. Trefethen inquired, and Ms. Cannistra responded, that the balconies project 5-feet out, and are
57 approximately 8 or 9-feet wide. Three units have Juliet balconies because they are above the
58 entrance.

59
60 Ms. Sweet stated that the Owner/Applicant has met with the abutters twice; the documents that are
61 being shown today are a result of that second conversation and impact our waivers, because the
62 neighbors do not wish to have landscaping on their side of the fence.

63
64 Vito Colonna, Connorstone Engineering, Project Engineer, reviewed the updated Site Plan, which
65 addresses the abutters' concerns. There is a retaining wall that encroaches over the property line,
66 so they were looking for a way to integrate the existing retaining wall and maintain their driveway
67 access and curb cut. They added a new retaining wall to connect to the existing retaining wall,
68 which steps up a bit to a 6-foot vinyl privacy fence; at the request of the abutter. Mr. Colonna
69 showed the location of the small stone monument sign at the main entrance to the property.

70
71 Michael D'Angelo, Landscape Architect, overviewed the Landscape Plan. Mr. D'Angelo
72 explained there are existing 30-foot street trees along West Union Street and Memorial Drive. As
73 you enter the property there are plantings all around and a small patio area at the covered entry
74 port area. There are plantings all along the edges of the parking lot and on the islands. There are
75 additional plantings along the fence, a small dog relief area, and an evergreen tree screen from the
76 road. Mr. D'Angelo stated that they are also responsible for the lighting and have included full
77 photometric plans. Lighting will be confined to the boundaries of the property; dark sky compliant
78 lights will be used. The trees are all 2.5-3-calibre trees; the trees and shrubs are native; the
79 perennials are mixed species.

80
81 Mr. Forestal inquired as to whether there was a plan showing street views of what the fence looks
82 like on the property line; Mr. Colonna stated there is not, but explained that the elevation in the
83 corner of the parking lot is about six inches lower than the driveway on the abutters' property. The
84 height difference between the properties where the retaining wall is about 9-feet higher on the
85 abutters' side and tapers to zero as you get to the site.

86

87 Mr. Sullivan inquired as to the height of the trees that will be brought in; Mr. D'Angelo stated that
88 they are about 15 to 16-foot tall. The trees are Maple, Eastern Red Bud, Dogwood, Honey Locust,
89 Black Tupelo and Princeton American Elm.

90
91 Mr. Trefethen inquired as to the second entrance further up Memorial Drive; Ms. Sweet explained
92 that they hadn't planned to put another sign there, but they would be amenable to including
93 wayfinding signs throughout the property. Mr. Trefethen inquired as to the location of the
94 detention basin; he expressed concern with the lack of recreational space. Mr. Colonna noted it
95 would have been a substantially higher cost to put the detention basin underground.

96
97 Ms. Sweet inquired, and Mr. Trefethen responded, that the Board is not prepared to begin the
98 review of the waivers tonight, as they only received final plans today; Attorney Winner agreed
99 that everything that needed to be covered tonight has been covered.

100
101 Mr. Trefethen suggested continuing this matter to February 24th at 7:00 PM. Attorney Winner
102 suggested scheduling a quick Zoom meeting next week on February 17th to approve a continuation
103 of the hearing, which only Board Members would need to attend. Board Members agreed.

104
105 Public Comment

106 None.

107
108 **Motion:** Mr. Forestal motioned, and Mr. Sullivan seconded, to close public comment, which
109 passed with the following vote: 4-0-0.

110 Mr. Trefethen: Aye

111 Mr. Forestal: Aye

112 Mr. Sullivan: Aye

113 Mr. Mironovas: Aye

114
115 **Motion:** Mr. Forestal motioned, and Mr. Sullivan seconded, to continue the hearing to Tuesday,
116 February 17th at 7:00 PM via Zoom, which passed with the following vote: 4-0-0.

117 Mr. Trefethen: Aye

118 Mr. Forestal: Aye

119 Mr. Sullivan: Aye

120 Mr. Mironovas: Aye

121
122 Meeting Minutes: January 27, 2026

123 **Motion:** Mr. Forestal motioned, and Mr. Sullivan seconded, to approve the January 27, 2026
124 meeting minutes as submitted, which passed with the following vote: 3-0-1.

125 Mr. Trefethen: Aye

126 Mr. Forestal: Aye

127 Mr. Sullivan: Aye

128 Mr. Mironovas: Abstain

129
130 Staff Updates and Administrative Matters

131 Mr. Trefethen explained that a member of the public has expressed interest in being a Member of
132 the ZBA; Kiran Gurran was in attendance at tonight's meeting. Mr. Trefethen explained that Mr.
133 Mironovas recently joined the Board as an Associate Member and there is one more Associate
134 Member position available. Ms. Gurran explained that she has lived in Ashland for one year, and
135 worked as a Survey Cad Tech for an engineering company; her interest is in construction. Ms.
136 Gurran is excited to join the ZBA and looks forward to the opportunity. Mr. Trefethen expressed

137 his appreciation for her enthusiasm and expertise. Board Members thanked Ms. Gurran for her
138 interest. Mr. Trefethen suggested that the Board move forward and recommend Ms. Gurran to the
139 Select Board for appointment. Board Members agreed. Mr. Trefethen will send a letter to the
140 Select Board to get things moving.

141

142 **Adjournment**

143 **Motion:** Mr. Forestal motioned and Mr. Sullivan seconded, to adjourn the meeting, which passed
144 with the following vote: 4-0-0.

145 Mr. Trefethen: Aye

146 Mr. Forestal: Aye

147 Mr. Sullivan: Aye

148 Mr. Mironovas: Aye

149

150 The meeting adjourned at 8:06 PM.

151

152

153 Documents reviewed during the February 10, 2026 meeting

154 1. Plans/Renderings – 55 West Union Street

155 2. Draft Meeting Minutes, January 27, 2026

156 3. Kiran Gurran, Talent Bank Form

157