



Town of Ashland

MASSACHUSETTS

Planning Board Meeting Minutes

Remote via Zoom Video Conferencing

January 18, 2023, at 7:15 PM

Approved April 27, 2023

Present: Tricia Kendall, Chair
Anna Tesmenitsky, Vice-Chair
Marcelo Arjona, Member
Deepa Venkat, Member
Kevin McClean, Associate Member

Absent: Catherine Jurczyk, Clerk

Others: Peter Matchak, Town Planner

Call to Order

Anna Tesmenitsky, Vice-Chair called the meeting to order at 6:00 pm and reviewed the meeting agenda.

The planning Board took up the only agenda item to consider the Consent to transfer Covenant Wildwood MUSD [Sandpit] dated as of October 15, 2002 and recorded with the Middlesex South Registry of Deeds in Book 36711, Page 309 (100 Chestnut Street), from Ashland Chestnut Realty, LLC. ("Ashland Seller") to Baystone Ashland, LLC. ("Baystone Buyer"). This request is made in relation to the recently approved 100 Chestnut Street project which approved 174 unit and 10,500 sq. ft. of commercial space for the last phase of the Village of America development.

Peter Matchak, Town Planner noted that the transfer will move responsibility of the 2002 Covenant from the Fafard Company the original developer of the Village of Americas to Baystone Development for the final phase of the project. Further, the Consent to transfer signature sheet documentation had been reviewed and approved by Town Counsel and was approved by the Ashland Select Board on Jan 4, 2023.

Mr. Arjona motioned to approve the Consent to Transfer Covenant Wildwood MUSD [Sandpit] dated as of October 15, 2002 and recorded with the Middlesex South Registry of Deeds in Book 36711, Page 309 (100 Chestnut Street), from Ashland Chestnut Realty, LLC. ("Ashland Seller") to Baystone Ashland, LLC. ("Baystone Buyer") as presented. Ms. Tesmenitsky seconded the motion; Venkat-aye, Tesmenitsky-aye, Arjona-aye, McClean-aye, and Kendall-aye, with a vote of 5-0-0.

Adjournment

Mr Arjona motioned to adjourn the meeting at 6:08 pm. Ms. Kendal seconded the motion; Venkat-aye, Tesmenitsky-aye, Arjona-aye, McClean-aye, and Kendall-aye, with a vote of 5-0-0.