Call the Meeting to Order
Mr. Crow called the meeting to order at 7:18 PM.
Mr. Crow announced that the meeting is being recorded and broadcast live on WACA TV. Mr. Crow reviewed the meeting agenda.

Public Discussion – Village of the Americas, Phase VIII – Preliminary Plan Subdivision Approval
Ashland Chestnut Realty, LLC, owner, has applied for Preliminary Plan Subdivision Approval under Chapter 344 of the Ashland Bylaws. The 5.92-acre property is located at 0 and 100 Chestnut Street, Assessors Map 20, Lots 271 and 273, in the Wildwood Mixed-Use Special District A Zoning District.

Dale McKinnon, Guerriere & Halnon, Inc. Project Manager, representing Ashland Chestnut Realty appeared before the Board and reviewed the Preliminary Plan, which shows the simple subdivision of one lot into three lots. He noted the purpose of the plan was to freeze current zoning and current Subdivision Rules and Regulations for the site, and that the Preliminary Plan is the first step in the process.

Mr. Crow stated that, based on information from the Planning Department, Town Manager’s Office and Town Counsel, there are no plans to change the zoning in this area, and that the Town would not move forward with rezoning without notifying the applicant. He also noted that significant changes from the Preliminary Plan to the Definitive Plan would constitute enough change to make this process moot.

It was clarified that all three lots are zoning for Wildwood Mixed-Use, that the proposed road would be private, and approximately 24 feet wide with sidewalks.

Ms. Dumas commented that a technical review was held with Town staff to review the plans, but no feedback/comments were provided because of the preliminary nature of the plans.

Mr. Crow asked the public for comments.
Beverly Yuu, 45 America Blvd., said she is not in favor the commercial use and asked about the proposed plan the residents discussed at a prior Meeting.

Mark Dassoni, 49 Hawthrone Rd., asked for clarification of the commercial buildings at the bottom of the plans where there is currently a real estate office, and asked if there will be additional occupants in those buildings.

Catherine Jurczyk, 11 Rodman Rd., asked how the proposal aligns with the original covenant, and suggested including the covenant with the documents for the public’s information. Ms. Jurczyk also said she is opposed to making changes to zoning based on a developer’s request, and she said it is critical for the Board to follow the process for the community.

Mr. Crow said the Preliminary Plans do not supersede the covenant regarding what can be built on the site. He said a prior ruling by the Zoning Board of Appeals allowed the applicant to build the commercial buildings without mixed-use, however the site is still zoned for mixed-use.

Muthyala Venkateswarlu, 226 America Blvd., asked about the green area that was discussed in November.

Mr. Crow said those discussions were the alternative of what is currently being proposed by the applicant and the current mixed-use zoning does not include provisions nor does it have a requirement for open space.

Condo Association Trustee Member asked about abutter notification regarding the meeting. Ms. Dumas replied that abutter notification was mailed per the By-Law, as least seven days prior to the meeting. She also noted that residents can sign-up on the town website to receive alerts for when meetings and agendas are posted.

Rebecca Kowalczyk, 99 America Blvd., said she is in support of building condos and a zoning change, but only if the change reflects what the residents want, such as green space and lower density.

Paul Calamia, 10 John Hancock Dr., asked what the implications are from dividing the site into three lots.

Mr. Crow said the lots create a road way, which creates frontage for future construction, and will allow the applicant to develop the lots separately.

Mr. Crow reviewed the process and said any zoning changes would have to be approved at Town Meeting.

Sun Tam, 200 America Blvd., asked what the purpose of tonight’s meeting is and what is the process. Mr. Crow reviewed the process and said any zoning changes would have to be approved at Town Meeting.

Catherine Jurczyk asked if there has been a formal technical review of the plan, and what the next steps are from this meeting.

Mr. Crow said the Board will likely approve that the preliminary subdivision plan, as it meets zoning, however it does not give the applicant approval to immediately begin pulling building permits. Ms. Dumas added that the plan complies with the Preliminary Plan By-Laws and underwent technical review with Town staff. She also noted that approval of the Preliminary Plan is non-binding, as the applicant must follow up with a Definitive Plan.
Rebecca Kowalczyk asked if there is still an option to limit the height of the buildings, and also requested that abutters receive more notice in the future.

Mr. Crow explained that a Preliminary Plan locks in the current zoning and subdivision regulations (including current height requirements), but if it is not followed up with a Definitive Plan within seven months, than the Preliminary Plan protections will be void.

Mr. Buchanan made a motion to approve the Preliminary Plan. The motion was seconded by Mr. Rubertone and passed with a vote of 3-0-0.

Public Discussion – Village at Clocktown – Preliminary Plan Subdivision Approval

58 Exchange Ashland, LLC, owner, has applied for Preliminary Plan Subdivision Approval under Chapter 344 of the Ashland Bylaws. The 12.37-acre property is located at 12 Union Street, 16 Union Street and 1 East Union Street, Assessors Map 15, Lots 76, 77, and 78, in the Wildwood Mixed-Use Special District A Zoning District.

Mr. McKinnon, Guerriere & Halnon, Inc. Project Manager, representing Ashland Chestnut Realty reviewed the Preliminary Plan that is dividing the property into three lots. He stated that Lot 3 will need to be removed through an Approval Not Required (ANR) process, so the future Definitive Plan will exclude Lot 3.

Mr. Crow raised concern regarding wetlands on the property and said that there has not been a wetland review to determine whether they impinge on the roadway. Mr. Crow again stated that he asked the Town Planner, Town Manager and Town Counsel and there are no discussions or plans to change the zoning in this area. Ms. Dumas stated that this plan was also reviewed at an informal technical review, but because of the preliminary nature, there were no comments from Town Departments.

Mr. Crow asked for public comments.

Mark Dassoni, 49 Hawthorne Rd., asked besides the Public Safety Building, what the plans for the parcels are.

Catherine Jurczyk, 11 Rodman Rd., asked the Board to clarify what will happen if the Definitive Plan does not match the Preliminary Plan.

The Board clarified that the town does not own Lot 3 at this time, due to the Land Court process, and the transfer of the property is still in progress. Land Court oversees registration of title to real property, and any matters or disputes concerning title subsequent to registration. Ms. Dumas also noted that the Preliminary Plan process has a timeline of 45 days and with the application being submitted on January 3, 2019, the Board’s deadline for review is February 17, 2019.

Mr. Buchanan made a motion to approve the Preliminary Plan with the condition that the area of Lot 3 will be removed through an ANR process, and before a Definitive Plan is submitted. The motion was seconded by Mr. Rubertone and passed with a vote of 3-0-0.

Report from Board Members and Town Planner

There were none.

Administrative Matters

There were none.
Review and Approval of Minutes from January 24, 2019 and January 31, 2019

Finalized meeting minutes for January 24, 2019 and January 31, 2019 were not ready and will be reviewed at the next PB Meeting.

Adjournment

Mr. Buchanan made a motion to adjourn the meeting at 9:01 PM. The motion was seconded by Mr. Rubertone and passed with a vote of 3-0-0.

Documents Presented

1) Agenda for PB Meeting on February 14, 2019.
2) Preliminary Plan Subdivision Application for “Village of the Americas, Phase VIII.”
3) Preliminary Plan Subdivision Application for “Village at Clocktown.”
4) Draft Decision for Preliminary Subdivision Plan for “Village of the Americas, Phase VIII.”
5) Draft Decision for Preliminary Subdivision Plan for “Village at Clocktown.”