



# Town of Ashland

MASSACHUSETTS

## Planning Board Meeting Minutes

Remote via Zoom Video Conferencing

February 24, 2021 at 8:45 AM – Approved at April 22, 2021 meeting

1 ***Call to Order***

2 Dale Buchanan, Planning Board Chair, called the meeting to order at 8:45 AM in the parking lot  
3 of Town Hall, 101 Main Street.

4  
5 While in the parking lot, Mr. Matchak explained that this tour was to provide background and  
6 context for the discussions the Planning Board were having regarding amendments to the  
7 Downtown zoning.

8  
9 The group proceeded to the area of 10-50 Main Street. Mr. Matchak provided an overview of  
10 the development being proposed at 10-50 Main Street. A brief discussion of the proposed  
11 development and the buildings followed.

12  
13 The group continued to the area of 21 Main Street, and discussed the setbacks of both 21 Main  
14 and the setbacks generally allowed in the bylaw currently. Mr. Rubertone noted that the  
15 changes that are coming with the Downtown Revitalization project should be accounted for  
16 when considering changing setback requirements. Mr. Matchak reviewed the architectural  
17 details that are in the proposed new language for the Downtown zoning. A discussion followed  
18 about angle requirements for pitched and mansard roofs.

19  
20 The group proceeded a short way down Pleasant Street, where a brief discussion ensued about  
21 the extent of the Downtown District, and whether Sub-district A should be changed to  
22 underlying zoning instead of an overlay district. Mr. Rubertone raised the idea of Sub-district C  
23 becoming dense residential or mixed use.

24  
25 The group returned to Main Street and stopped by Town Hall. Cathy Rooney pointed out 119  
26 Main Street as a good example of housing that preserved an historic building. A discussion  
27 about 128 Main and its sidewalk followed, including how the Downtown streetscape work will  
28 increase the sidewalk width and thus the building's setback. Mr. Buchanan remarked that  
29 education about plans to amend zoning and to understand future improvements is important.

30  
31 The group continued to the intersection of Summer Street and Main Street. The limits of the  
32 Downtown district, the setback requirements and the uses allowed in Sub-district C were  
33 discussed.

34  
35 At Park Street, a discussion about the number of zones in the Downtown district, and whether  
36 it was too many zones, ensued.

37  
38 The group proceeded down Homer Ave to Alden Street. The Board discussed the commercial  
39 nature of the area and the existing setbacks. A brief discussion of zoning related to historical  
40 protection followed.

41  
42 The group returned to the Town Hall parking lot. The meeting was adjourned at 10:20AM.