



Town of Ashland

MASSACHUSETTS

Planning Board Meeting Minutes

Board of Selectmen Meeting Room
Town Hall, 101 Main Street, Ashland Massachusetts 01721

March 12, 2020 – Approved at 4/9/2020 meeting

1 ***Call to Order***

2 Preston Crow, Chair called the meeting to order at 7:24 pm. Joe Rubertone, Member; Dale
3 Buchanan, Member; and Tricia Kendall, Member were present. Emma Snellings, Assistant
4 Town Planner was also present.

5
6 Mr. Crow mentioned that the meeting is being recorded and broadcast by WACA TV and
7 reviewed the meeting agenda. Also, due to COVID-19 social distancing practices, Mr. Crow
8 explained that the public may participate in the meeting remotely by submitting comments to
9 ashland.planningboard@ashlandmass.com.

10

11 **Public Hearing - 29 & 41 Alden Street Special Permit and Site Plan Review**

12

13 Mr. Crow opened the hearing and asked the applicants to provide an overview of the project.

14

15 Terry Morris, Attorney representing the applicant Charles Zammuto, appeared. Mr. Morris
16 introduced the project team and explained that the applicant is seeking a Special Permit for a
17 4-story, multi-family building with 19 rental apartment units on 3 floors above a ground
18 floor lobby with parking for 34 cars, 27 garage spaces and 7 external surface spaces. Fifteen
19 of the units are 2-bedroom, 2 bath units and four are 1-bedroom units, with an average size
20 of 715 square feet to 1020 square feet. The property is located at 29 & 41 Alden St., in the
21 Commercial Highway Zoning District and Ashland Downtown District Subarea C. Mr. Morris
22 provided aerial photographs of the site and a general description of the 35 ft. high existing
23 building, and renderings of the 42 ft. high proposed building's design and setbacks.

24

25 Rick Salvo, of Engineering Alliance, described the existing lot's impervious roof and
26 pavement areas that totals 18,480 sq. ft. The proposed building is 10,660 sq. ft., with 5,900
27 sq. ft. of paved parking and 4,526 sq. ft. of landscaped area, which is a 1,900 sq. ft. increase
28 from the existing lot. Mr. Salvo reviewed the proposed groundwater recharge, stormwater
29 and drainage controls that will result in net zero runoff.

30

31 Ron Burke, Architect from Burke Design Group, appeared and described the proposed roof
32 design that will conceal the mechanicals. Mr. Burke provided a general overview of the
33 building's gable rooflines, composite trim and window design.

34

35 Charles Zammuto appeared and explained that the roof will accommodate the mechanicals
36 as well as solar panels. In addition, indoor charging stations and bicycle storage are
37 planned. He also mentioned that the building will be energy efficient and the mechanicals
38 rated 95 plus.

39

40 Mr. Crow asked whether the neighboring building occupied by Powertune is encroaching on
41 the lot and asked the applicant to discuss the proposed landscaping plans with the owner
42 and the impact on the existing driveway.

43

44 There was a brief conversation about on-street parking and suggested the applicant stripe
45 their surface spaces. In addition, the building's scale and height was discussed and whether
46 reducing its density would better align the building with the neighborhood and allow for the
47 stacked parking to be eliminated. Mr. Morris clarified that the floor area ratio (FAR) is

48 under 1.5 and includes the ground-level parking, hallways, ground floor area, and utility
49 closets.

50

51 Mr. Crow asked, and Mr. Morris responded that they would be open to including at least two
52 affordable units although it is not an expressed provision in the ordinance.

53

54 Mr. Crow opened the meeting for public comments.

55

56 Mr. Crow read emails from Julie Nardone concerning the historical nature of the existing
57 buildings, and Ingrid Salgado concerning the road surface conditions. Mr. Zammuto offered to
58 donate the existing building and allow it to be moved from the site.

59

60 Mark Dassoni asked for more information regarding the building's scale and garage door
61 height.

62

63 Nancy Wang asked the developer about his plans for the other properties he owns in the area.
64 Mr. Zammuto responded that the plan is to build a mixed-use development that includes an
65 artist community and residential space.

66

67 Mr. Buchanan made a motion to continue the 29 & 41 Alden St. public hearing until March 26,
68 2020 at 7:30 pm. The motion was seconded by Mr. Rubertone with a vote of 4-0-0

69

70

71 **Public Hearing – 81 West Union Street Phase II Special Permit and Amended Site Review hearing**

72

73 Mr. Crow reopened the Site Review hearing continued from the February 27, 2020 meeting.

74

75 Attorney Nelson Santos, of Fletcher Tilton, appeared on behalf of Attorney Peter Barbieri. Mr.
76 Santos requested a continuance given the Town Planner and a member of the board were
77 absent. The board requested the applicant extend the filing decision deadline until April 2,
78 2020, and the applicant declined.

79

80 Mr. Buchanan made a motion to continue the 81 W. Union St. public hearing until March 26,
81 2020 at 8:00 pm. The motion was seconded by Mr. Rubertone with a vote of 4-0-0.

82

83 **Discussion of possible zoning amendments:**

84 Ms. Snellings explained that items a, b, and e (below) are under review by Town Counsel.
85 The other items are pending the Town Planner's comments. There was a brief discussion
86 concerning the other proposed changes to the bylaws.

87

a. Amendments to Definitions – concerning animal kennel, hospital or clinic.

88

b. Amendment to Design Review Trigger 9.6.3 #4 to correct which Site Plan Review
89 trigger this section references.

90

c. Non-Conforming Small Parcel Amendment (especially looking at the north Pond
91 Street residential area)

92

d. Commercial/Residential Setback Amendment

93

e. Tree Bylaw

94

f. Floor Area Ratio

95

g. Covered Porch Amendment

96

97 **Review and Approval of Minutes**

98 Ms. Kendall made a motion to approve the minutes of February 13, 2020 as amended. The
99 motion was seconded by Mr. Buchanan with a vote of 4-0-0.

100

101 Ms. Kendall made a motion to approve the minutes of October 24, 2019 as amended. The
102 motion was seconded by Mr. Rubertone with a vote of 4-0-0.

103

104 **Administrative Matters: future meetings, public hearings**

105

106 **Report from Board Members and Town Planner**

107

108 ***Adjournment***

109 Mr. Buchanan made a motion to adjourn the meeting at 9:29 pm. The motion was seconded by
110 Mr. Rubertone with a vote of 4-0-0.

111

112 **Important Documents**

113 1. March 12, 2020 agenda

114 2. 29 and 41 Alden Special Permit Application Packet

115 3. 29 and 41 Alden Plans dated 3/12/2020

116 4. February 13, 2020 draft minutes

117 5. October 24, 2019 draft minutes

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