



Town of Ashland

MASSACHUSETTS

Planning Board Meeting Minutes

Remote via Zoom Video Conferencing

May 27, 2021, at 7:15 PM – Approved at June 24, 2021 meeting

1 Present: Tricia Kendall
2 Lakshmi Krishnan
3 Joe Rubertone
4 Deepa Venkat
5 Anna Tesmenitsky
6
7 Others: Peter Matchak, Town Planner
8 Emma Snellings, Assistant Town Planner
9 Doug Small
10 Greg Eldridge
11
12

13 ***Call to Order***

14 Peter Matchak, called the meeting to order at 7:20 PM and reviewed the meeting agenda. He
15 explained that the meeting was being held via Zoom in accordance with the Governor's orders
16 to allow public meetings to be held remotely. The meeting is being recorded by WACA TV and
17 Mr. Matchak provided instructions on how to access the video conference meeting access
18 numbers and passcodes.
19

20 **Public Hearing – 0 Independence Lane Site Plan Review**

21 Mr. Matchak opened the hearing, read the public notice, and provided a summary of the
22 project, to date. He also spoke about a letter regarding the booster pump's enclosure
23 aesthetics and the conditions written into the Site Plan Review decision that addressed those
24 concerns.
25

26 Greg Eldridge, from Healy Ward and a municipal water and sewer consultant for Ashland for
27 over 25 years, explained that the project began in 2013 in response to residents' complaints
28 about low water pressure at certain times during the day on Independence Lane and the
29 Ledges Development. He explained that a water analysis was completed that confirmed low
30 pressure below 30 psi at certain times, and a peer review and site analysis were initiated. Oak
31 St. was deemed the optimal location for the proposed prefabricated 20 ft. x 9.8 ft. water
32 booster station and the 9 ft. x 4.0 ft. emergency powered generator. The proposed structures
33 have a metal roof and vinyl siding consistent with the nearby homes. Mr. Eldridge reviewed the
34 detailed plan documents.
35

36 Mr. Matchak stated that the Planning Board's purview in the Site Review process is to evaluate
37 the buildings' location, access to the site, site lines, adequate parking, and to ensure the
38 structure and landscaping design standards are met. He also verified that the zoning bylaw
39 Section 9.46 applied to the project.
40

41 The board discussed the neighborhood's preferences in terms of the structures' design. Mr. Matchak
42 explained that the pumping station would be owned and maintained by the town, and he reiterated
43 the town's willingness to work with the Independence Ln. Homeowner's Association (HOA) and
44 residents to ensure the process included their input.
45

46 Doug Small, Dept. of Public Works Director, clarified that the Independence Ln. developer
47 created the water pressure problem, and the town is looking to correct the issue using funds
48 from that development. Concerning noise from the station, Mr. Small stated that once a week
49 between 10:00 am and noon the generator will run for 15 to 20 minutes, so noise should not
50 be an issue.
51

52 Mark Dasoni commented on the pump station location and asked how much of Independence
53 Ln will be dug up to complete the installation, and about the pipe size. Mr. Eldridge responded

54 that trenches for water, electricity, and gas will be dug across the road, and the pipe size is 8
55 inches with 5.5-ft. excavation.

56
57 Mr. Elridge indicated that in the application a request was made for a waiver on the
58 stormwater management bylaw, due to the project's relatively small area, the soil disturbance
59 of 1,500 sq. ft. that is well below the 10,000 ft. limit, and the new impervious area is only 715
60 sq. ft.

61
62 Mr. Rubertone made a motion to approve the Site Plan Review for the proposed construction
63 of the municipal water facility booster station on Independence Ln., with the conditions of
64 granting the waiver of the stormwater conditions, and that the town continues to work with
65 the neighborhood HOA for the final appearance of the structures. The motion was seconded by
66 Ms. Kendall; Kendall-aye, Krishnan-aye, Venkat-aye, Rubertone-aye, Tesmenitsky-aye; with a
67 vote of 5-0-0.

68
69 **Planning Board Reorganization – Chairman, Vice Chairman, Clerk elections**
70 Mr. Matchak congratulated Ms. Venkat for being elected for a five-year term on the Planning Board
71 and welcomed Ms. Tesmenitsky to the board. Ms. Tesmenitsky introduced herself and provided an
72 overview of her professional experience and interest in serving on the board. The board members
73 shared a summary of their professional experience and Planning Board involvement.

74
75 Mr. Rubertone made a motion to nominate Tricia Kendall as Chair of the Planning Board. The
76 motion was seconded by Ms. Krishnan; Kendall-aye, Krishnan-aye, Venkat-aye, Rubertone-aye,
77 Tesmenitsky-aye; with a vote of 5-0-0.

78
79 Ms. Kendall made a motion to nominate Joe Rubertone as Vice-Chair of the Planning Board.
80 The motion was seconded by Ms. Krishnan; Kendall-aye, Krishnan-aye, Venkat-aye,
81 Rubertone-aye, Tesmenitsky-aye; with a vote of 5-0-0.

82
83 Mr. Rubertone made a motion to nominate Lakshmi Krishnan as the Clerk of the Planning
84 Board. The motion was seconded by Ms. Kendall; Kendall-aye, Krishnan-aye, Venkat-aye,
85 Rubertone-aye, Tesmenitsky-aye; with a vote of 5-0-0.

86
87 **Approval of Minutes**
88 Mr. Rubertone made a motion to approve the minutes from April 22, 2021, as amended. The
89 motion was seconded by Ms. Krishnan; Krishnan-aye, Venkat-aye, Tesmenitsky-aye,
90 Rubertone-aye, Kendall-aye; with a vote of 5-0-0.

91
92 **Administrative Matters: future meetings, public hearings**
93 The next Planning Board meetings are scheduled for June 10, 2021, and June 24, 2021.

94
95 The first meeting in June will include Site Plan Review and Scenic Rd. bylaw public hearings.

96
97 **Report from Board Members and Town Planner**
98 **Peter Matchak**

99 Mr. Matchak reported that the zoning changes are included in the June 12th Town Meeting
100 Warrant, and an overview of the zoning bylaws will be distributed.

101
102 On Monday, the town sent the Housing Production Plan to the State for their review and
103 certification.

104
105 Mr. Matchak continued to research the Village of the America's Phase VII and will distribute a
106 memorandum prior to any application.

107
108 **Adjournment**
109 Mr. Rubertone made a motion to adjourn the meeting at 9:15 pm. The motion was seconded
110 by Ms. Krishnan; Krishnan-aye, Venkat-aye, Tesmenitsky-aye, Rubertone-aye, Kendall-aye;
111 with a vote of 5-0-0.

112
113 **Documents**

- 114 1. May 27, 2021 Agenda
- 115 2. 0 Independence Lane Site Plan Review Application
- 116 3. April 22, 2021 draft minutes