

Development Liaison Committee Meeting

April 10, 2019 – Town Hall Room B-C

Present: Steve Mitchell, Yolanda Greaves, Dale Buchanan, Michael Herbert, Jennifer Ball, Amanda Dumas, Beth Reynolds, Charles Zammuto, Terry Norris

The developer presented plans for a new mixed-use facility on 12 Pond Street. The Pond Street Overlay District allows for 1 unit to be built for every 2,000sf of buildable area. As the lot is 30,000sf this would accommodate 15 units. Also under the PSOD, if a development has more than 10 units, 10% need to be affordable. This would mean that 2 of the 15 units would need to be affordable.

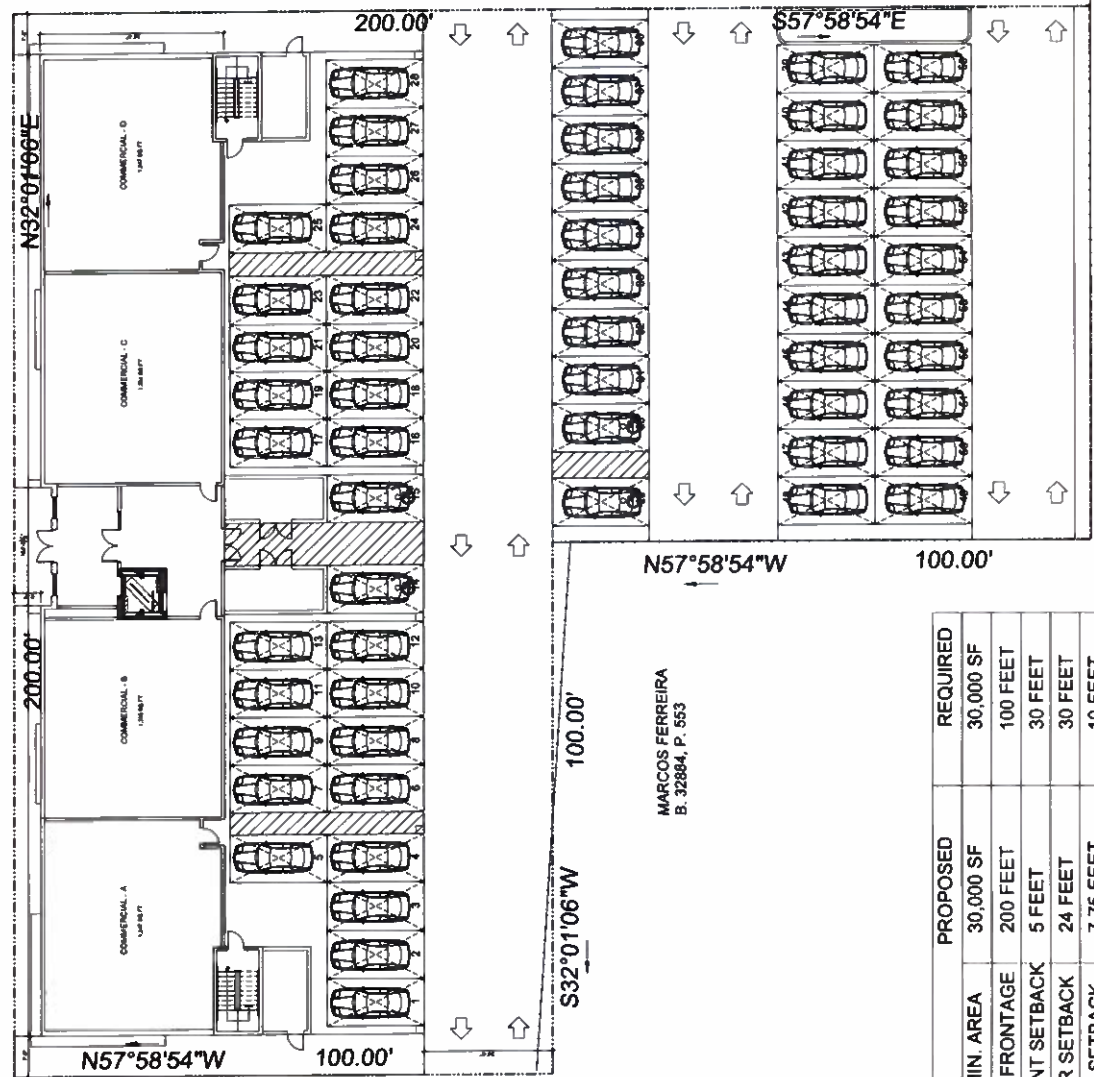
Under Section 8.8.7 of the Pond Street Overlay District, the Planning Board may allow more units than the 15 if the developer proposes more than 10% of the units as affordable. The developer is proposing doing 20 units, with 25% (4 units) affordable. As these would be rental, the benefit of the 25% number is that all 20 units could be counted towards the town's affordable housing inventory which would in turn help the town deny unwanted 40b applications in the future.

All town officials agreed that this would be an improvement to the corridor and believed that the utilization of the affordable housing density bonus was in line with the intent of the overlay district. There were some questions about the size of the new building and the design.

Mr. Norris indicated that Mr. Zammuto was planning on holding a meeting with the neighborhood at 12 Pond Street to go over the proposed plans and get their feedback. The group agreed and encouraged the developer to move forward with that proposal and they would try to attend.

**DOUGLAS ROAD
(PUBLIC)**

**POND STREET
(PUBLIC - RTE 126)**



**GREENHALGE ROAD
(PUBLIC)**

S32°01'06"W 100.00'
 S32°01'06"W 100.00'
 REINALDO ROSADO, JR.
 B. 56143, P. 379

MIN. AREA	PROPOSED	REQUIRED
30,000 SF	30,000 SF	30,000 SF
200 FEET	200 FEET	100 FEET
5 FEET	5 FEET	30 FEET
24 FEET	24 FEET	30 FEET
7.75 FEET	7.75 FEET	10 FEET

12 POND STREET, ASHLAND, MA 01721
 LOT SIZE: 30,000 SQ. FT.
 ZONING DISTRICT: CH
 # OF STORIES: 3-STORY WOOD FRAME

	1-BED	2-BED	TOTAL
1ST FL. COMMERCIAL			
2ND FL.	2	8	10
3RD FL.	2	8	10
	4	16	20

1-BEDROOM AVG. SQ.FT. = 800 SQ.FT.
 2-BEDROOM AVG. SQ.FT. = 1,191 SQ.FT.

OF PARKING: UNDER BUILDING: 28 SPACES
 EXT. SITE: 30 SPACES
 RESIDENTIAL PARKING SPACE:
 -20 UNIT @ 2 PARKING/DWELLING
 = 40 REQUIRED PARKING

COMMERCIAL SPACE:
 5,011 LEASEABLE SPACE
 -1 SPACE REQUIRED FOR 180 SF
 = 28 REQUIRED PARKING

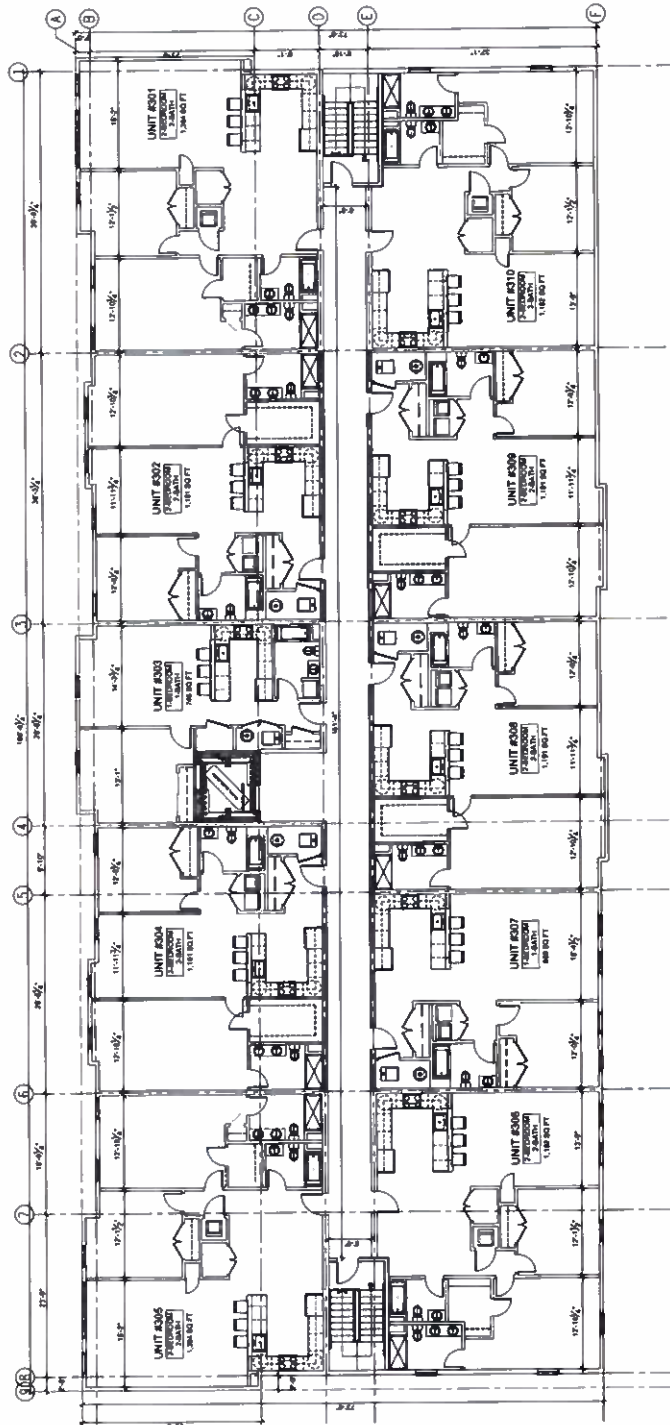
TOTAL PROJECT REQUIRED PARKING: 68
 PROPOSED PARKING: 58

FIRST FLOOR GROSS SQ.FT. = 7,062 SQ.FT.
 -COMMERCIAL-A: 1,247 SF
 -COMMERCIAL-B: 1,223 SF
 -COMMERCIAL-C: 1,294 SF
 -COMMERCIAL-D: 1,247 SF

SECOND FLOOR GROSS SQ.FT. = 13,385 SQ.FT.
 THIRD FLOOR GROSS SQ.FT. = 13,385 SQ.FT.

TOTAL BUILDING SQ.FT. = 33,832 SQ.FT.
 33,832 / 30,000 SQ = 1.13 F.A.R.

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PROPOSED THIRD FLOOR PLAN

A-3
3/32" = 1'-0"

Sheet No. _____
Scale: _____

Revision	Date	By	Check

Drawn By: J.C.
Checked By: o.j.k/gary
Date: _____
Project No.: JCA #1918
File Name: Ashling
Drawing Title: _____

Designed By: JIM CHEN, AIA

MIXED-USE BUILDING
COMMERCIAL + RESIDENTIAL
12 POND STREET
ASHLAND, MA 01721

ARCHITECT
730 HANCOCK STREET
QUINCY, MA 01770
TEL: (617) 542-2882
EMAIL: JIM.CHEN5408@GMAIL.COM

Development Liaison Committee Meeting

May 14, 2019

Present: Steve Mitchell, Yolanda Greaves, Dale Buchanan, Michael Herbert, Jennifer Ball, Peter Matchak, Beth Reynolds, Charles Zammuto, Terry Norris

Attendees discussed feedback on the project that was received at the neighborhood meeting. The consensus of the neighborhood was that the project was too large, which caused parking concerns and aesthetic concerns. Also there was concern about traffic on Douglas and Greenhalge.

Mr. Zammuto explained after consideration, he was going to scale the project back, but he could only do the 10% affordable as required under the zoning. Because only 10% of the units would be affordable, the town would only be able to account those affordable units towards its subsidized housing inventory.

Members expressed their desire for all units to be counted towards its affordable housing inventory. Mr. Herbert proposed that as a way to make it a smaller project, and yet keep the 25% of the units affordable, that the Affordable Housing Trust be asked to make a contribution to the project to buy the "affordability restriction" for some of the units. This was a concept proposed during the hearings for 128 Main Street to make the project smaller while gaining affordable housing units.

After some discussion, the following was proposed:

1. 16 units with retail space on the bottom
2. 4 of the units would be affordable,
3. A \$200,000 subsidy would be requested from the Affordable Housing Trust to buy the affordability restriction

Mr. Herbert cautioned that the Affordable Housing Trust would need to discuss and vote on this separately and that the developer would still need to go through the special permit process with the Planning Board and they would have to agree to it. Mr. Herbert offered to go before the Affordable Trust to explain the concept.

There was discussion surrounding the affordable rents and what those would be. Concern was that affordable at the 80% AMI level was not really affordable.

Development Liaison Committee

Meeting 8/28/19 at 3:00 pm

In Attendance:

Dale Buschanan

Steve Mitchell

Yolanda Greaves

Michael Herbert

Dale made motion to approve minutes presented from 4/10/19 and 5/14/19 meetings

Yolanda Seconded

All voted 3 -0

Steve Mitchell talked about regulatory items for the committee.

Discussed OML violation that was presented to the town, no vote or action taken.

Discussed next steps for committee and what other boards are doing.

Yolanda read the meeting minutes for the 8/18 meeting

Dale made motion to approve minutes

Steve Mitchell seconded

All approved 3 -0

Dale made notion to adjourn

Steve seconded

Passed 3 - 0