

501 Pond Street Special Permit filing; list of finding, waivers, special conditions

September 22, 2022

- 1) Pursuant to the density bonus provisions of Section 8.8.7.b, the Planning Board grants a density bonus, allowing an increase in density from 90 units to 120 units for the consideration of increased affordability percentage (25% vs 10%)
- 2) Pursuant to the design jurisdiction of Sections 8.8.2 and 8.8.9, the Planning Board determines that the Project provides adequate off-street loading spaces by providing one dedicated delivery, pick-up, mail drop off spot as shown on the Project Plans, and requires as a condition of project approval that all residential move ins and out shall be regulated by building manager, and shall not take place in east parking areas (Woonerf), and waives the requirement (if any) for loading bays under Section 5.2.6 and 5.2.7 of the Zoning Bylaw.
- 3) Pursuant to the design jurisdiction of Sections 8.8.2 and 8.8.8 the Planning Board determines that the Project is in conformance with Section 5.1 of the Zoning Bylaw, and approves the parking dimensions proposed at 9'x18', and waives the requirement for parking dimensions under Section 10 of the Zoning Bylaw.
- 4) Pursuant to the design jurisdiction of Section 8.8.2 and 8.8.9, the Planning Board determines that the landscape plan, including total tree plantings for the project exceeds minimum requirements, and waives any additional location requirements of Section 5.4.4 of the Zoning Bylaw
- 5) As a condition of approval, the Planning Board requires prior to the issuance of an Occupancy Certificate, the Applicant shall obtain requisite permits and install a new section of sewer pipe to connect to the new Ledgemere Sewer Pump Station, all in accordance with the specifications provided by the Town of Ashland's consulting engineer, Haley & Ward, as outlined in letter correspondence dated July 15, 2022.