



Town of Ashland

M A S S A C H U S E T T S

50 Megunko Road Design Review Committee Report #1

Prepared by the Ashland Design Review Committee

Submitted to the Planning Board on June 1, 2023

Architecture / Building Orientation

No discussion because of change of use.

Site & Landscape

F. Existing Conditions / Abutters

No discussion because of change of use.

G. Site Improvements

1-G.1	6.1.2023	There appears to be an increase of impervious surface for the proposed parking spaces. We recommend that the planning board confirm the existing conditions vs. the proposed paved area.
1-G.2	6.1.2023	We feel there is an increase in parking spaces to the project and recommend the planning board review the applicable codes to confirm the proposed plan meets the minimum landscape requirements. Bylaw Reference: All parking areas shall be screened at the front lot line with landscaped buffers, which shall be at least six (6) feet in depth and shall create a strong impression of separation between the street and the developed area of the site without necessarily eliminating visual contact between them. Buffer area shall be continuous except for vehicular and pedestrian circulation facilities.

1-G.3	6.1.2023	How is stormwater collected with an increase in impervious surface? We recommend that the planning board review any applicable requirements for catch basins.
1-G.4	6.1.2023	The walkway to the front door is in front of a parking space which would not provide an accessible connection- consider altering the parking space layout to have the main walkway tie into the accessible parking aisle which will be clear at all times.
1-G.5	6.1.2023	The walkway from the accessible parking spaces to the front door does not appear to be accessible (too steep).
1-G.6	6.1.2023	We questioned the intent for the double rail fence and recommended the applicant replace the fence with street trees. The applicant was amenable to the approach.

H. Landscape

1-H.1	6.1.2023	There appears to be a lack of shade trees for the parking spaces added- A mid-sized native tree/trees that would not grow into the leeching field would work (suggestion: Liquidambar styraciflua - Sweetgum)
1-H.2	6.1.2023	We recommended to the applicant to provide two street trees (suggestion: Red Oak) in lieu of an ornamental fence, we felt the trees would add interest to the streetscape and provide a better landscape buffer along the frontage.
1-H.3	6.1.2023	We recommend the proposed plantings meet the 70% native species for Ashland's Sustainability Best Practices. It appears the proposed plantings are under the 70% number. Given that this project is primarily a landscaping project, we feel this is a reasonable request.
1-H.4	6.1.2023	We recommend that the proposed planting around the sign be shown on the plan, and thought that there would be a benefit to incorporating the same planting palette along the building front into this bed in lieu of annual plantings that require longer term maintenance.

I. Sustainability

1-I.1	6.1.2023	We asked the applicant on the intention for the proposed lawn areas to be irrigated. The applicant responded that it was going to be primarily used for lawn establishment.
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J. Safety & Accessibility

See comments in Site Improvements above.

Open Space & Community

K. Open Space

No discussion because of change of use.

L. Pedestrian Access & Bicycle Accessibility

No discussion because of change of use.

M. Signage

1-M.1	6.1.2023	The proposed sign on the plan is not shown to scale (appears to be 18' wide). See landscape portion above- applicant is studying tree locations in relation to the proposed signage location.
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N. Traffic

No discussion because of change of use.

Miscellaneous

O. Additional Discussion and Recommendations

Planning Board Memorandum Items

PB.1	3.30.2023	PB Item 1
	3.30.2023	Reviewed with the applicant and determined...
PB.2	3.30.2023	PB Item 2