

# *From the Law Office of Terrence P. Morris, Esq.*

Memorandum

To: Peter Matchak, Planning Director

From: Terrence P. Morris, Esquire

Date: November 7, 2023

Cc: Ashland Planning Board

Re: 9-49 Homer Ave: DRC Report #3 Response to Planning Board Comments

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This memo is being submitted in response to the most recent recommendations made to the Planning Board on 10/5/23 that were noted in blue in the above-referenced DRC report #3.

## **Architecture/Building Orientation**

### **A. Massing & Scale**

Item 1-A.3 Expanded plaza spaces at the building recesses provide flexibility for the use of the undefined tenants and the community. Site furniture can be more easily relocated as needed without reconfiguring permanent landscape in the future.

### **B. Materials & Textures**

Item 1-B.1 Cladding at the building recesses is to be cool gray with 'Pearl Gray' and 'Gray Slate' as recommended.

Item 1-B.2 Two material options to be presented at the next meeting.

Item 3-B.1 The central white pilaster and black aluminum storefront is to be copied on all storefront bays with brick material accent on the rear ground-floor wall of the building recesses and stall risers. the brick walls will be full bed modular brick.

### **C. Sustainability**

Item 1-C.2 EV charging stations. There are 24 surface parking spaces which includes one handicap space. The situation of the spaces located in 3 different areas allows for the installation of 11 charging stations to service 22 of the 24 spaces. There are no charging stations to be installed within the garage for safety reasons due to the potential fire hazard.

### **D. Heritage & Historic Details**

Item 2-D.3 Applicant will engage with the Historical Commission on how an interpretive historic mural or signage on the existing stucco wall of the commercial building (15 Homer).could tie the pocket park to the history of the train station.

## **Site & Landscape**

### **F. Existing Conditions / Abutters**

Item 1-F.3 Environmental Site Assessment submitted.

### **G. Site Improvements**

Item 1-G.1 The relocated site exit precludes the ability to provide adequate outdoor seating due to the higher volume of traffic. In lieu of lawn, a larger landscape bed with shrub massings has been added.

Item 1-G.2 Materials of pavers at pocket park to be the same as the other hardscapes along Homer within the building recess.

Item 1-G.4 Site hardscape to use materials that are consistent with the Main Street renovation project. Brick pavers will act as an edge and transition material similar to the Downtown. An additional material of gray ashlar stone is appropriate to sensitively relate to the historic train station. Gray ashlar pattern may be used as the primary field material within the plaza areas and building recesses.

### **H. Landscape**

Item 1-H.5 Add at least (2) additional trees along the west property line, which are to match the trees on the South.

Item 2-H.1 Critical root zones to be added to erosion control drawing and also tree protection in both Landscape and Civil drawing sets. This item be included in the Planning Board's final written decision.

Item 2-H.2 To create a consistent streetscape, applicant agreed to adding a tree at all the inset plaza entrances, centered, and increase the permeability of the pavers or grating surrounding these landlocked trees for optimal growth.

Item 3.H-1 The applicant to add in another *Betula nigra* so that all the plaza "parks" across the front of the building are unified. Similar permeable paving to be used to accommodate the landlocked tree as for the front of the building.

### **L. Pedestrian Access & Bicycle Accessibility**

Item 1-L.2 Public bike racks have been moved to the edge of the sidewalk with easy access from the right of way and are screened, with planter boxes, from the functional area of the plaza spaces.