



## Town of Ashland, *Planning Office*

### Memorandum

Date: November 1, 2023  
To: Ashland Planning Board  
From: Planning Office and Planning Board  
Re: 9-49 Homer Ave: Outstanding Items

The Ashland Planning Board and Planning Office has created the following list of outstanding issues regarding the application for 9-49 Homer Street. To date, GCG, the Planning Board's third party review consultant, has completed three peer review letters the last dated Oct 12, 2023. The applicant has submitted a revised civil set, revised auto turning drawing, a drainage report and a comment letter completed by Engineering Alliance, Inc. all dated October 20, 2023.

Project overview: This project includes 29 rental apartment units with approximately 8,550 sq. ft. of ground floor, street facing retail space and a total of 60 parking spaces.

Reviewing all material, the Planning Board's outstanding items for the application of 9-49 Homer Street are the following:

- **Environmental Impact Study:** This was requested by the Design Review Committee and Attorney Terry Morris noted that a study was done. This study should be provided to the Planning Board and to GCG for review. In addition, does GCG have a recommendation not to permit blasting at the site?
- **Trails:** Does GCG's review take the proposed trail into account? Are there any other possible safety measures for a future trail?
- **Traffic Impact Study:** GCG recommended this in relation to the previous design. Has it been done and updated to reflect the new traffic pattern?
- **Apartment Egress Requirements:** Second floor apartments units 1, 2, and 3 are only accessible from the raised outdoor space; verify that this meets MA Building Code.



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- **Emergency Vehicle Parking Space:** As there are now separate ingress and egress, is a designated space needed? If yes, is sharing the space with deliveries acceptable to the Police and fire Departments?
- **Sewer - Grinder Pump:** Address the request from the DPW for the installation of a grinder pump within the building regarding the flushing of wipes and other waste. Is the request appropriate for this project?
- **Conservation Commission:** Provide update on Conservation Commission application.  
*\*No storm water application has been submitted.*
- **Color Schemes:** Applicant to provide two schemes, each with renderings/elevations and physical material samples. A “cool” palette should include the red brick used by the downtown project, and a “warm” palette should incorporate the warmer colors used in the historic train station.
- **Design Review Committee Report:** The applicant shall submit a response letter to the DRC Report (as revised by Tricia and Marcelo) addressing each line item.
- **Conservation – Plantings:** Applicant shall note any differences in the planting list from the list provided by the conservation agent.
- **Sewer - Capacity:** Confirm with Ashland water and sewer consultant the increased sewer flow is acceptable.
- **Water:** A water flow test shall be completed to formalize the site has appropriate water flow for both residential use and fire suppression.
- **Swept Path Analysis:** Provide Ashland Fire Department confirmation of submitted Auto Turning analysis dated Oct 20, 2023.
- **Technical Review:** Applicant response to Tech Review meeting memo held on Sept 12, 2023. Including a response to all departmental comments.