



Town of Ashland

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

320 Pond Street Design Review Committee Report #1

Prepared by the Ashland Design Review Committee

Submitted to the Planning Board on 1.17.2024

Project Summary

Project Team:

Andy Fitz, project manager

Josh Kline, Civil

Jose Sanchez and Kevin Kelly, Architecture team

Two commercial units: Chase Bank and commercial space.

Adaptive Reuse of Mazi restaurant

Items in **red** are requests for additional information or revisions asked of the Applicant, for review at the DRC's subsequent hearing of the entitled project.

Architecture / Building Orientation

A. Massing & Scale

Not applicable.

B. Materials & Textures

1-B.1	1.4.2024	New exterior materials on existing building: Fiber cement, painted existing masonry, prefinished metal coping. No comments from DRC.
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C. Sustainability

1-C.1	1.4.2024	We recommend that the building systems be all-electric, in line with the intent of the newest edition of the Stretch Code, the Ashland Community Decarbonization Report (April 2023), and the Ashland Net-Zero Plan.
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1-C.2	1.4.2024	The building's flat roof is an ideal location for PV panels. We recommend that PV panels be installed per the sustainability goals mentioned above, or be PV-ready.
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D. Heritage & Historic Details

Not applicable.

E. Signage

1-E.1	1.4.2024	Building signage includes Chase branding (2 signs) and 1 future tenant sign. Signage would be internally lit, which is allowed per the commercial district. No comments on building signage.
1-E.2	1.4.2024	<p>Existing signage at the street will be reused and rebranded. Approx. 16' high. Not shown in renderings from corner, which ideally would be added to submission documents in context with the new planting highlighted under Section H, below. See 1-H.2 below for further rendering request.</p> <p>Applicant to confirm if site signage will be internally lit.</p> <p>We recommend signage similar to 120 Worcester Rd., Framingham. Otherwise if not amenable, signage should be consistent with the Rt. 126 commercial properties.</p>

Site & Landscape

F. Existing Conditions / Abutters

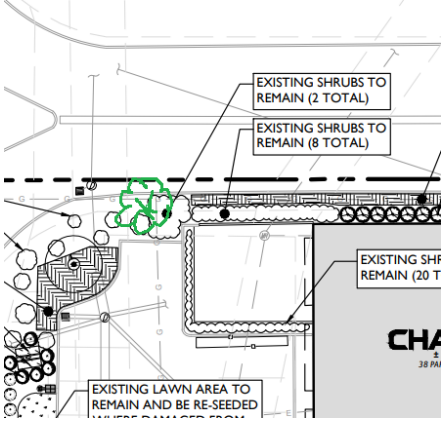
1-F.1	1.4.2024	Relationship with abutters is not affected. No comment.
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G. Site Improvements

1-G.1	1.4.2024	Exterior freezers will be removed and landscaping installed in their place.
1-G.2	1.4.2024	Exterior lighting to be revised with shielded downlighting. Fixtures will be dark-sky compliant, as in our understanding.
1-G.3	1.4.2024	Dumpster pad will be removed to provide more green space per plan.
1-G.4	1.4.2024	Landscaping will be brought into compliance with Pond St. DPW road work destroyed landscaping but it will be restored.

H. Landscape

1-H.1	1.4.2024	Along west side at Rt. 126 street, spacing of planting is sparse and should be increased to provide additional screening and interest. Landscape designer should consider native layered dense plantings and provide more height.
1-H.2	1.4.2024	Provide rendering from corner of Pond and commercial drive to ReStore, from the direction of Rt. 126, showing recommended planting revisions and building site signage. Rendering to be in scale with the surrounding context.
1-H.3	1.4.2024	182 proposed new plants fill in existing plantings. Recommended native species: Cedar, Oak, Deciduous flowering, Flowering perennials with winter color, Low groundcover in lieu of grass. DRC will forward web links to recommended native species.
1-H.4	1.4.2024	We recommend a tree (Oak) be added to the northwest corner of the patio, at the end of the existing block landscape wall.

		
		<p>Along north edge of building, add trees, preferably evergreens, to add height and density.</p>

I. Sustainability

1-I.1	1.4.2024	Plant species are not native and should be reconsidered.
1-I.2	1.4.2024	Parking spaces should be EV-ready as required by code. If not required, we recommend adding for good practice.
1-I.3	1.4.2024	PV array not proposed for parking area. We recommend this could be incorporated into the existing parking.

J. Safety & Accessibility

1-J.2	1.4.2024	Applicant plans to improve site ADA slopes as per code and Chase Bank standards.
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Open Space & Community

K. Open Space

1-K.1	1.4.2024	<p>We recommend keeping the opening in the patio landscaping to provide access from the exterior into usable, attractive green space.</p> <p>Applicant noted it will be closed off with a single door access from the Chase interior space.</p>
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L. Pedestrian Access & Bicycle Accessibility

1-L.1	1.4.2024	Bike rack to be located at the front entrance. 2 bike racks, location TBD, for employees or pedestrians.
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M. Signage

1-M.1	1.4.2024	See Section E, above.
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N. Traffic

1-N.1	1.4.2024	Flow of traffic not proposed to be modified.
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