

Trask

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VIA HAND DELIVERY

November 16th, 2021

Planning Board
Town Of Ashland
101 Main Street
Ashland, MA 01721

RE: SUPPLEMENTAL INFORMATION – 501 Pond Street proposed Mixed Use Project – PSMUOD

Mr. Peter Matchak,

In connection with our application for the redevelopment of the above referenced property under the PSMUOD bylaw, the following supplemental information is being provided in response to your requests in the letter dated 11/2/2021.

- 7 new bound dated applications and narratives (dated 11/16/2021) – consistent with all numbered section of the bylaw
- A letter dated 11/15/2021 from Mark Kablack, esq.- council to the applicant
- Storm water report prepared by Bruce Saluk & Associates

The following information marked as received by the Town Clerk on 10/26/2021, has been collected by the applicant and is being re-submitted in conjunction with this supplemental information.

- [8] 11" x17" architectural plan packets
- [8] 11"x17" site plan packets
- [8] 11"x17" landscape plan packets
- [2] 24"x36" landscape plan packets
- [2] 24"x36" architectural plan packets
- [6] 24"x36" site plan packets

The following documentation received by the town clerk on 10/26/2021 is unchanged, and remains in your possession.

- 2 checks for fees associated with the application
- Proposed construction timeline
- Bound traffic report
- Letter dated 9/21/2021 from oxbow Associates

I will send a new, compressed ZIP file with PDF versions of all of the updated documents as well.

Regards,

 11/16/2021
Matthew Stevens



M.A. KABLACK & ASSOCIATES, P.C.

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MARK A. KABLACK
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November 15, 2021

Via Hand Delivery

Peter Matchak, Town Planner
Town of Ashland
101 Main Street
Ashland, MA 01721

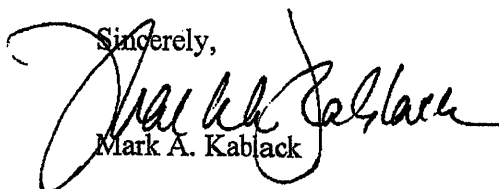
Re: 501 Pond Street, Ashland, MA
Mixed Use Project-PSMUOD

Dear Peter:

In connection with the application by Trask, Inc. for redevelopment of the above-captioned property under the PSMUOD, we have re-compiled the application materials and have added supplementary documentation to address specifics of your letter of November 2, 2021. In particular:

1. The updated project narrative has now been formatted consistent with the numbered sections of the bylaw regarding the PSMUOD district as well as the criteria for issuance of a Special Permit.
2. The updated project narrative now addresses in detail how the proposed project achieves the purpose of the PSMUOD, Section 8.8.1, the development criteria, Section 8.8.4, and the review standards, Section 8.9.0.
3. In response to your concern regarding the balance of commercial and residential uses on-site, and the stated purpose of promoting residential and commercial uses within the Rt 126 corridor, we note that the PSMUOD contains no minimum prescriptive requirement for area of commercial space, or a ratio of commercial area to residential area, which is notably different than in other sections of the zoning bylaw. Where the Planning Board does have discretion to modify the mix of uses along the street frontage of the first floor, we have demonstrated how the two proposed residential units will be consistent with the purpose and intent of the district under Section 8.8.5.1. Most importantly, we address in the updated project narrative the unique value of this project in promoting and linking to the existing commercial area directly adjacent to the project site. This project will take an under-used, vacant and blighted property and provide direct pedestrian linkage for future residents to nearby stores, providing a valuable link in the Rt 126 corridor.
4. Similarly, while the PSMUOD contains no express requirement for the dedication of public open space, the proposed project provides valuable landscaped and pedestrian access areas along the Rt 126 corridor to both the adjacent commercial use as well as other nearby residential uses.
5. Lastly, the application includes a stormwater report and calculations to demonstrate best management practices for the control of stormwater.

Sincerely,



Mark A. Kablack