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VIA EMAIL DELIVERY

Planning Board
Town of Ashland
101 Main Street
Ashland, MA 01721
C/O Peter Matchak

February 24th, 2022

RE: Plan updates – 501 Pond Street, Mixed Use Proposal – PSMUOD

Dear Chairperson Kendall,

I want to take the time to thank you and your board for the feedback and input provided to us at our February 10th Planning Board hearing. We are excited about the enclosed plan updates, and feel they incorporate many of the site goals outlined by the board. Attached to this letter is an updated architectural packet from Icon Architecture, and an updated site/ landscape plan. A narrative description of plan changes can be found below...

ARCHITECTURAL

Please see attached architectural packet

- *The original proposal included 2,351 SF of street front commercial/retail space*
- The updated proposal now includes 2 separate commercial spaces for a total of 6,825 SF (*nearly 3 times the original proposal*)
 - o [1] 4,293 SF space
 - o [1] 2,532 SF space
- The residential unit count remains the same - 120 units – 47% 2 bedroom units 53% 1 bedroom units (*with 25% Affordable*)
- The residential entrance to the building has been moved to the east side of the site to provide contiguous commercial space along Pond Street – also providing more public open space along the commercial storefronts
- A “Gateway” element has been added to the entrance of the site with prominent commercial space
- The building massing now “steps away” from Pond Street as you enter Ashland, to make the site feel like it is “opening” into to the town
- More 3 story rooflines have been added to present a 3 ½ story building along Pond Street

SITE / LANDSCAPE

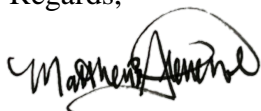
Please see attached Site/ Landscape plan

- The addition of more commercial space to the property has resulted in an increase in the number of parking spaces required on site. Parking requirement as outlined in the PSMUOD bylaw are met with the site configuration attached.
 - o 148 parking spaces are provided for residential units
 - o 27 spaces are provided for the commercial space

- A total of 175 spaces are required – 176 spaces are proposed
- The west-side rear wing of the structure was shifted to the east, allowing for much of the parking originally proposed along the pond street facing façade to be relocated
- Much of the street front parking has been relocated, allowing for the creation of a large open space, Public Park amenity in the front of the site along Pond Street
- A new proposed open-space Public Park is large (*greater than 10% of total lot area*) and includes the following elements...
 - A meandering trail woven between new shade trees, flowering trees, evergreens and grass areas
 - The meandering trail is connected to the pedestrian walkway, visually depicting its connection to the public realm
 - Scattered along the trail are large boulders – providing both seating and visual interest along the trail
 - A large, organic shaped patio is also proposed connected to the trail
 - Located in the patio is random boulder seating – providing ample seating space for events made of natural material
 - The patio will be handicap accessible via a crosswalk with access point on the subject site
 - Located centrally in the patio is a proposed stone sundial –making connections to the historical significance of Henry Warren’s invention of the electric clock in town
 - The originally proposed bus shelter has been relocated on to the open space park, and has been reconfigured as a 15’x15’ pavilion/ bus shelter – providing another shaded/ covered resting location for park-goers
 - A crosswalk has been added along converse way, allowing pedestrian access from the park to Putts & More – this will also allow patrons of Putts & More to use the park and its new seating/ congregation areas when visiting putts and more to purchase ice cream and the other concessions
 - At the top of the open space park is a proposed paver parking area for temporary event parking – giving space for food trucks, vendors, etc. to park that is connected to the park but outside of the right-of-way. Property management can coordinate with local Ashland food trucks, or mobile vendors for rotating weekly visits to the park – encouraging a sense of community engagement in the public park that incorporates local businesses
- Additional landscape elements added
 - At the request of the neighboring condominium association, the walking trail connecting meeting house path and converse way has been removed and replaced with a solid screen of arborvitae
 - On the east side property line, additional arborvitae and evergreen hedges have been added to block headlights from shining into the neighboring property
 - A loading area by the rear courtyard has been added for use by residential tenants
 - Additional snow storage locations have been added on the site
 - Flowering trees are proposed along the commercial storefront areas of the building, connecting this area to the park in front of it

We look forward to discussing these updates with the board,

Regards,



2/24/2022

Matthew Stevens

CC: Ben Stevens, Mark Kablack