



Trask Incorporated • Distinctive Luxury Homes

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VIA EMAIL DELIVERY

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

April 7th, 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 regarding our application to date. In connection with the design of the Woonerf – living street concept – and further expanding upon the site landscape, we have retained a new Landscape Architect – Ian Ramey of Copley Wolff Design Group. Enclosed you will find an updated landscape/ site plan and details provided by Copley Wolff.

Also attached are updated floorplans for the building. The unit count and affordability has remained the same as our previous plan update (120 units- 25% affordable) –however the unit mix has been altered in an attempt to address some of the unit mix concerns the board has presented. The amount of commercial space remains unchanged. With the added 2 bedroom units, additional parking spaces were added to the site plan to meet parking requirements.

Our goal for this upcoming meeting is to update the board of our final concept plan, introduce a new team member, and hear any further design comments by the board prior to embarking on full engineered civil, traffic, architectural, and landscape plans.

We look forward to discussing these updates with the board,

Regards,

A handwritten signature in black ink, appearing to read "Matthew Stevens". The signature is written in a cursive, flowing style.

Matthew Stevens

CC: Ben Stevens, Mark Kablack