

Town of Ashland

CPA2022-06 IRON HORSE BUSINESS PARK

APRIL 11, 2023, COMMUNITY MEETING



Where Are We in the Town Process:

- Comprehensive Plan Amendment (CPA)
 - Currently under review
 - Two community meetings; Three public hearings
 - Land Use Only
- Rezoning After CPA (B-2 and M-1)
 - Review of specific details: traffic, design, density/size, buffers, environmental protection, etc.

What We've Heard From Public Comments:

- Traffic:

- Truck traffic on Mt. Hermon
- Interstate and overflow traffic on Mt. Hermon
- Concern for pedestrians and safety on Mt. Hermon
- Traffic volume and speed on Mt. Hermon
- General traffic congestion

- What can we do:

- No Thru Trucks on Mt. Hermon
- Reduce speed on Mt. Hermon
- Letters sent to Federal legislators
- Possible median improvements
- Continuing to meet

What We've Heard From Public Comments:

- Water quality and flooding
 - Runoff from development and flooding
- Negative impact on schools
- Warehouses too large/not appropriate
- Request doesn't blend with rural Hanover
- Transition/buffers
- Warehouses too large, not appropriate
- Appropriateness of Interstate Commercial

What Will be Reviewed During Zoning:

- Review density of interstate commercial
- Negotiate design guidelines and plan of development. Replicate feel and density of Hill Carter Parkway
- Coordinate with County on buffer/transition from county to town property
- Discuss possible Mt. Hermon/Rt. 54 intersection improvements with developer
- Review Transportation Impact Analysis (TIA)
- Right-in right-out for entrances
- Median on Rt. 54

