

ASHLAND PLANNING BOARD
MEETING MINUTES
JANUARY 2, 2013

Members Present – Susan MacLeod, Jeanette I. Stewart, Gordon McCormack Jr., Anthony Randall
Chairman MacLeod appointed Anthony Randall as a full voting member for this meeting.

As advertised the following public hearings were heard -

Public Hearing #1 [opened at 6:25 PM] – Proposed adoption of 2012 International Electrical Code to be in the Ashland Building Regulations

Comments – None

Public Hearing closed at 6:27 PM

Motion to put question on the 2013 Warrant – Stewart; second – MacLeod; vote 4-0

Public Hearing #2 [opened at 6:28 PM] – Review of Master Plan Chapter 7 – Utilities and Public Services
Discussion and comments resulted in asking LRPC to include a glossary of acronyms used in this chapter.

Public Hearing closed at 6:45 PM.

Motion to adopt Chapter 7 with the inclusion of a glossary of acronyms as recommended – Randall; second – Stewart; vote 4-0

Public Hearing #3 [opened at 6:46 PM] – Adding definition of “Sign” to the Ashland Zoning Ordinance
Public Comments – letter from David Ruell was read expressing concerns about the definition as proposed; discussion

Public Hearing closed at 7 PM.

Results of the public hearing was to amend the proposed definition and continue the public hearing on January 9, 2013 as advertised – motion to change the proposed definition of Sign to read “An advertising device that shall include any billboard, outdoor sign, notice poster, display figure, painting, message, placard or any other device which is designated or intended to attract the attention of the public and which is erected and maintained on any property with the purpose to set for the name of the business or profession conducted on any property, or to identify the goods or services produced or sold on any property” – Randall; second – Stewart; vote 4-0

Regular Meeting

Call to Order

Chairman MacLeod called the regular meeting to order at 7:02 PM.

Roll Call – Anthony Randall, Gordon McCormack Jr, Susan MacLeod, Jeanette I. Stewart

Disposition of Minutes

Motion to approve minutes of October 3, 2012 – Stewart; second – McCormack; vote 3-0-1 (AR)

Motion to approve minutes of October 10, 2012 – MacLeod; second – Stewart; vote 3-0-1 (AR)

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Motion to approve minutes of November 7, 2012 – Stewart; second – MacLeod – vote 3-0-1 (AR)

Motion to approve minutes of November 29, 2012 – Stewart; second – MacLeod; vote 3-0-1 (AR)

Case 2013-01 – EHFAR, LLC – Boundary Line Adjustment and Site Plan Review

Motion to accept application as compete – Randall; second – Stewart; vote 4-0

Agent Jack McCormack spoke on the application (1) request for boundary line adjustment to make better use of the good land; (2) change site plan to move water and sewer line entrance from River Street to Leavitt Hill.

Barry Gaw addressed the BLA – there would be no change to the open space; adjustment to make better use of the good land; no new lots are being made.

No public comments

Barry Gaw addressed the Site Plan – the amendment to the site plan would move the entrance for the water and sewer lines would be moved from the original entrance off River Street to the entrance off Leavitt Hill Road; the plan is to rebuild [Leavitt Hill], the drainage, the culverts, provide stubs to abutting properties.

Comments and concerns –

Richard Cushing – would there still be an entrance off River Street? – Mr. Gaw stated that the River Street entrance is still intended to be the primary entrance.

Frank Stevens expressed concern that Leavitt Hill would become the main entrance; Mr. Gaw reiterated that the main entrance is still expected to be off River Street; Phase I would probably access of Leavitt Hill.'

Mr. Tower asked if owners need to hook up to the lines; Mr. Gaw stated that owners would be able to if they wanted to; if a system fails the owners could be made to connect

Public Hearing was closed.

Board Member Randall stated his concern that before any Leavitt Hill road work begins the property corners need to be preserved; a survey needs to be done pre-construction in order to make this happen.

It was discussed that a key should be added to the Boundary Line Adjustment and that the plan supersedes recorded plan #14202.

Motion to approve the Boundary Line Adjustment subject to adding a key on the plan showing the lot changes and a note that the plan supersedes plan #14202 – Randall; second – Stewart; vote 4-0.

Motion to approve the site plan as presented with the condition that the boundary line corners be located and preserved – Randall; second – Stewart; vote 4-0

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Other Business

1. Asking the Board of Selectmen to appoint Cheryl Cox as an alternate member of the Planning Board
2. ***Motion to adopt Master Plan Chapters Recreation, Community Facilities, Cultural and Historical as written – McCormack Jr.; second – Randall; vote 4-0 in favor***

Next meeting January 9, 2013 – 6:30 PM – Ashland School Library

Meeting was declared adjourned by Chairman MacLeod at 7:45 PM.

Taken by Patricia Tucker