

Ashland Planning Board
March 6, 2013
Meeting Minutes

Call to Order

Chairman Macleod called the Planning Board [Board] meeting to order at 7 PM.

Members Present - Robert Boyle, Gordon McCormack Jr., Jeanette I. Stewart, Frances Newton, Susan MacLeod, Alternate Cheryl Cox, Alternate Anthony Randall

Disposition of Minutes

Minutes of December 5, 2012; January 2, 2013, January 9, 2013, and February 6, 2013 were approved with minor corrections.

Case 2012-05 Ashland Properties - Subdivision
Agent - Eli Badger

It was noted that all abutters were notified of the continuation of the October 10, 2012 meeting - motion to accept the application as complete - Newton; second - Stewart; vote 5-0 in favor.

Mr. Badger presented an amended subdivision plan as required by the Planning Board at the October 10, 2012 meeting. Issue (1) was establishing Mechanic Street on the plat; he met with PWD Tim Paquette and they established where the section of Mechanic Street in regards to the property involved can be accessed. This is noted on the plan.

The Board reviewed the document and found corrections that needed to be corrected (1) Mechanic Street itself should be marked with paint to identify side lines; (2) correct note 7 to read "create 2 lots"; (3) add deed references to abutting properties; (4) remove "existing lot 017-007-007 - 25, 574 sq.ft. - .610 acres"; (5) correct reference to note 6 on Mechanic Street ROW to note 8; (6) correct spelling errors.

Abutter Steven Orlich asked what the use was intended to be - answered that it would be a commercial use. Abutter David Ruell asked if Mechanic Street is going to be documented - the defining of Mechanic Street with a new layout is to be done by the Board of Selectmen.

The question of parking was asked and the previous subdivisions done in the area had defined the parking areas - information given by Scott Heath owner of the property being subdivided.

Motion [made by MacLeod] to APPROVE the Plan for a two lot Subdivision submitted to the Board by Ashland Properties LLC, [Case 2012-05] with Ellison Badger acting as agent for property located on Mechanic Street [Map 017-007-007]. This subdivision will create two lots [.258 acres and .351 acres] from the existing .610 acre lot with the following conditions:

- 1. Mechanic Street is to be marked with paint showing boundary***
- 2. On site plan correct Note 7 to read "create 2 lots"***
- 3. On site plan add deed references to abutting properties***
- 4. On site plan remove "Existing lot 017-007-00 - 25,574 sq ft - .0610 acres"***
- 5. On site plan correct reference to note 6 on Mechanic Street ROW to note 8***
- 6. On site plan correct spelling errors as found***

Corrected plat to be reviewed for the above referenced conditions for signature and filing

Seconded by Stewart; vote 5-0 in favor.

Old Business

Mike Izard of the Lakes Region Planning Commission was present to review with the Board the *Economic Development Chapter of the Master Plan*. The members reviewed the document and made suggestions for minor corrections and changes. Mr. Izard will take the suggestions and make the chapter ready for a public hearing to be held on April 3, 2013 at 6 PM at the Ashland School Library.

New Business

Chairman MacLeod received a call from a resident wanting to hold open a craft shop at their home on North Ashland Road. He was instructed to read the regulations for home occupation and let the Board know if he wanted to meet at the March 27 work session.

Meeting was declared adjourned at 8:45 PM.

Patricia Tucker