

ASHLAND PLANNING BOARD  
MEETING MINUTES APPROVED as **AMENDED** 12/4/13  
NOVEMBER 6, 2013

Call to Order

Chairman MacLeod called the meeting to order at 7 PM.

Roll Call

Present – Frances Newton, Gordon McCormack Jr., Philip Preston, Susan MacLeod,  
Alternate Cheryl Cox

Absent with notice – Anthony Randall, Liz Cody

**\*\*\*Chairman MacLeod appointed Cheryl Cox as full voting member replacing Liz Cody.**

Disposition of Minutes

**Motion to approve minutes of October 2, 2013 as written – Preston; second –  
G. McCormack; no discussion; vote 5-0 in favor**

**Motion to approve minutes of October 23, 2013 as written – Newton; second –  
Preston; no discussion; vote 5-0 in favor**

**Case 2013- Joanne C. Walsh 1998 Revocable Living Trust  
Subdivision – Change of Ownership to Condominium  
Agents – Atty. John J. McCormack and Anthony L. Randall**

**Motion to accept application as complete – Preston; second – G. McCormack;  
vote 5-0 in favor**

**John** McCormack – subject property is located on Ashland tax map 012-006-001;  
1.01 acres; Rural Residential and Squam Overlay zone; purpose of subdivision is to  
convert ownership from single to condominium; currently asking for conditional approval  
subject to proper labeling of the plans to comply with the Condominium Act. There will  
be no physical changes to the property, no new construction, just change in type of  
ownership.

RSA 365 B is the Condominium Act.

Randall – the plans show the existing property; page 1 is the site plan showing  
boundaries; page 2 is the floor plans of the existing buildings

Question – does the owner of the building own the land around it; yes  
The plans were explained as to the driveway and parking area.

**Motion to approve the site plan for Joanne C. Walsh 1998 Revocable Living Trust,  
tax map 012-006-001 for a condominium conversion to be known as LBC Retreat,  
A Condominium, with the condition that the plan, page 2 is revised to meet  
requirement to RSA 356 B to show interior floor plan, deck detail, revise notes and  
certification on page 1, and delete references to units and amend certification –  
G. McCormack; second – Newton; no discussion; vote 5-0 in favor.**

Informational – Barry Gaw [withdrawn for this meeting]

Old Business – Master Plan Implementation Chapter

Continued discussion on prioritizing items in the chapter; this will be continued at work session November 25, 2013 – 6:30 PM at the Town Office.

Rules of Procedure

The document has been reviewed; ***motion to adopt Town of Ashland Planning Board Rules of Procedure – Newton; second – Preston; vote 5-0 in favor***

Other Business

- Request for Joint Meeting of the Land Use Board from Donald Lester; discussed; vote 4-1 to approve joint meeting
- Zoning Board is requesting that an amendment to the Zoning Ordinance be proposed to mirror RSA 289:3 – action item to be addressed
- Wind Ordinance ready for public hearing
- EHFAR – Leavitt Hill project – nearing end of construction – Action- contact Civil Takeoffs to see that some paving is done

Meeting declared adjourned at 7:57 PM.

Taken by Patricia Tucker