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Informational – Barry Gaw [withdrawn for this meeting]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