

1 ASHLAND PLANNING BOARD  
2 MEETING MINUTES  
3 January 4, 2012  
4

5 Call to Order

6 Chairman MacLeod called the meeting to order at 7:03 PM.  
7

8 Roll Call

9 Present – Jeanette I. Stewart, Gordon McCormack Jr, Susan MacLeod, Jennifer Ogden, Alternate  
10 Anthony Randall [Chairman MacLeod appointed Mr. Randall a full voting member]  
11

12 New Business

13  
14 **General Properties – Agent Ellison Badger**

15 The company is considering the purchase of a portion of a lot currently owned by Ashland  
16 Properties LLC if adjustment can be done to the lot; there are complications with the plot plans in  
17 existence. **The plan is to adjust lot lines to include existing structures they are interested in with the**  
18 **same setbacks and road frontages. (?)**

19 Planned usage would be storage and office space and General Properties would probably rent it  
20 out.

21 A joint Planning Board and Zoning Board of Adjustment is being requested. Water and sewer  
22 are available in the area; lot size is not an issue in the Commercial zone; minimum lot road frontage is  
23 100'; on Hill Avenue lot would have as much as it already has; lot adjustment would not diminish  
24 frontage; in reference to Mechanic Street Mr. Badger stated that planning boards of the past have never  
25 established the ROW for Mechanic Street as it turns from a public street to “nothing”.

26 Mr. Randall felt that Mechanic Street is a moot point because in the proposed case there are no  
27 new lots or frontage issues. Mr. Badger conceded that there is a ROW there and has always been and is  
28 not part of the equation.

29 At this point there are no plans for expansion or additional changes; parking would be on  
30 Mechanic Street; there would be no use of the smoke stack; Holden engineering would do the surveys  
31 and setbacks; dealing with existing setbacks not new ones; discussed what the process was if a tenant is  
32 found.  
33

34 ***Consensus of the Planning Board that a lot line adjustment is fine provided that the ZBA allows***  
35 ***the setbacks.***

36 New buyer could petition action by the BOS or legislative body to redefine Mechanic Street  
37

38 Application deadline for February 1, 2012 is January 17, 2012  
39

40  
41 **Amanda Conawy** – no show  
42  
43

44 Meeting adjourned by Chairman MacLeod at 8:11 PM.