

ASHLAND PLANNING BOARD
MEETING MINUTES
January 4, 2012

Call to Order

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

Roll Call

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

New Business

General Properties – Agent Ellison Badger

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

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

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

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

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

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

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

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

Amanda Conawy – no show

Meeting adjourned by Chairman MacLeod at 8:11 PM.