Call to Order
Chairman MacLeod called the Ashland Planning Board meeting to order at 7 PM.

Roll Call
Present – Gordon McCormack Jr., Robert Boyle, Susan MacLeod, Jeanette I. Stewart, Alt Paul Branscombe, Alt Frances Newton

Absent with notice – Jennifer Ogden

Chairman MacLeod appointed Alternate Frances Newton as a full voting member for this meeting.

Disposition of Minutes
Motion to approve minutes of March 7, 2012 as written – Stewart; second – vote 4-0-1 [FN]

Motion to approve minutes of March 28, 2012 as written – Stewart; vote 4-0-1 [FN]

Motion to approve minutes of April 4, 2012 as written – MacLeod; second; vote 3-0-2 {FN, JS}

Motion to approve minutes of April 4, 2012 Public Hearing with spelling correction – McCormack; second; vote 2-0-3 [RB, JS, Fn]

Case 2012-02 Subdivision - Mark and Beverly Ober

Motion to accept application as complete - McCormack, second, vote 5-0.

Agent Anthony Randall presented proposed subdivision of a 1.64 acre lot around existing home from a lot [011-003-001] of +/- 34.6 acres; this is in the rural residential zone; Mr. Randall reviewed the soil types for lot sizing and the result was that lot sizing has been met per the Zoning Regulations. The DES subdivision approval has been received; minimum road frontage needed in this zone is 100’ and there is 156’ of frontage. Mr. Randall reviewed all the notes on the plan with those present.

There were no abutters present.
The Board closed the hearing for Board deliberation. There being no further questions from the members of the Board - *Motion to approve the subdivision as presented with no further conditions* - Stewart; second; vote 5-0

*The plans and mylar were signed at this time.*

**Old Business**

- Letter to Cellco, owners of the Cell Tower, was reviewed and will be signed by the chairman
- Discussion of the planning board being the driving force for the presentation of the results of the Charrette resulted in the consensus that the presentation should be carried through by the group that originally started the process

**Informational**

Jess Reese was present to inform the Board of his intention to open a retail business at 146 Main Street; this property is currently owned by Richard and Patricia Kirby. Mr. Reese informed the Board that no building renovations would be done, other than cosmetic.

Following discussion and review with Mr. Reese - *Motion to waive full site plan review for Jess Reese [Richard Kirby property 146 Main Street] for the purpose of a retail business* - Stewart; second - McCormack; vote 5-0

**Other Business**

- Letter to Amanda Conaway [Ashland Antiques] is being written requiring her presence in front of the Planning Board
- BOS Chairman Stewart is to sign the timeline extension with LRPC regarding the Master Plan
- Still need to work on chapters for Economic Development and suggested implementations
- Suggested that a checklist be drafted that would be used for the parties that have conversations regarding regulations, ordinances, etc in order to have a paper trail.

Chairman MacLeod called for any further business and there being none, the meeting was declared adjourned at 7:58.

*Taken by Patricia Tucker*