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4 ASHLAND PLANNING BOARD
5 MEETING MINUTES
6 MAY 2, 2012
7

8 Call to Order

9 Chairman MacLeod called the Ashland Planning Board meeting to order
10 at 7 PM.
11

12 Roll Call

13 Present - Gordon McCormack Jr., Robert Boyle, Susan MacLeod, Jeanette
14 I. Stewart, Alt Paul Branscombe, Alt Frances Newton
15

16 Absent with notice - Jennifer Ogden
17

18 ***Chairman MacLeod appointed Alternate Frances Newton as a full voting***
19 ***member for this meeting.***
20

21 Disposition of Minutes

22 ***Motion to approve minutes of March 7, 2012 as written - Stewart;***
23 ***second - vote 4-0-1 [FN]***
24

25 ***Motion to approve minutes of March 28, 2012 as written - Stewart;***
26 ***second; vote 4-0-1 [FN]***
27

28 ***Motion to approve minutes of April 4, 2012 as written - MacLeod;***
29 ***second; vote 3-0-2 {FN, JS}***
30

31 ***Motion to approve minutes of April 4, 2012 Public Hearing with***
32 ***spelling correction - McCormack; second; vote 2-0-3 [RB, JS, Fn]***
33

34 Case 2012-02 Subdivision - Mark and Beverly Ober
35

36 ***Motion to accept application as complete - McCormack, second, vote 5-0.***
37

38 Agent Anthony Randall presented proposed subdivision of a 1.64 acre lot around
39 existing home from a lot [011-003-001] of +/- 34.6 acres; this is in the rural
40 residential zone; Mr. Randall reviewed the soil types for lot sizing and the
41 result was that lot sizing has been met per the Zoning Regulations. The DES
42 subdivision approval has been received; minimum road frontage needed in this
43 zone is 100' and there is 156' of frontage. Mr. Randall reviewed all the notes
44 on the plan with those present.
45

46 There were no abutters present.

5 The Board closed the hearing for Board deliberation. There being no further
6 questions from the members of the Board - ***Motion to approve the subdivision***
7 ***as presented with no further conditions - Stewart; second; vote 5-0***
8 ***The plans and mylar were signed at this time.***
9

10 Old Business

- 11 ▪ Letter to Cellco, owners of the Cell Tower, was reviewed and will
12 be signed by the chairman
- 13 ▪ Discussion of the planning board being the driving force for the
14 presentation of the results of the Charrette resulted in the
15 consensus that the presentation should be carried through by the
16 group that originally started the process
17

18 Informational

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

23 Following discussion and review with Mr. Reese - ***Motion to waive full***
24 ***site plan review for Jess Reese [Richard Kirby property 146 Main***
25 ***Street] for the purpose of a retail business - Stewart; second -***
26 ***McCormack; vote 5-0***
27

28 Other Business

- 29 ▪ Letter to Amanda Conaway [Ashland Antiques] is being written requiring
30 her presence in front of the Planning Board
- 31 ▪ BOS Chairman Stewart is to sign the timeline extension with LRPC
32 regarding the Master Plan
- 33 ▪ Still need to work on chapters for Economic Development and suggested
34 implementations
- 35 ▪ Suggested that a checklist be drafted that would be used for the parties
36 that have conversations regarding regulations, ordinances, etc in order
37 to have a paper trail.
38
39
40

41 Chairman MacLeod called for any further business and there being none, the
42 meeting was declared adjourned at 7:58.
43
44

45 ***Taken by Patricia Tucker***
46