

JOINT ASHLAND PLANNING BOARD/ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
OCTOBER 10, 2012

Call to Order

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

Roll Call

Present – Fran Newton, Gordon McCormack Jr, Anthony Randall, Susan MacLeod

Chairman MacLeod appointed Fran Newton and Anthony Randall voting members for this meeting in place of Jennifer Ogden and Robert Boyle.

Case 2012-05 Ashland Properties LLC – Subdivision 017-007-007
Agent – Ellison Badger

The application was not accepted as complete [surveyor was not notified].

At this time the members of the Zoning Board told that the joint meeting would not be taking place this evening.

The meeting continued as an informational. Present for the informational were Eli Badger [agent] and David Ruell [abutter].

The plan as submitted for the 2 lot subdivision on current tap max lot 017-007-007 was reviewed.

Issue #1 - "Mechanic Street" is not defined and it runs through the lot being discussed.
This will have to be defined by the applicants' surveyor; the town attorney will be advised of the issue and will be asked for guidance in getting resolution to this ongoing issue. The Planning Board will write a letter to the Board of Selectmen apprising them of the situation.

Issue #2 - Notes on the submitted plan need to be corrected.

- *The property is in the Industrial/Commercial Zone.*
- *Previous ZBA variances for property in this area are relevant.*
- *The applicant needs to have their surveyor researched previous plats for data that needs to be carried forward for this parcel*
- *Sewer line [easement]needs to be shown on the plat*
- *Mechanic Street traveled way to be shown on the plat*

Discussion followed as to how the dedication of the street would take place; the Board of Selectmen has the authority to accept dedicated streets; Mr. Randall will contact the town attorney, Mitchell Group, to review the process.

The Board will reconvene with Mr. Badger as agent for Ashland Properties, LLC when more information is ready to be brought forward.

Other Business

Items for the November 7 Public Hearing were readied – Master Plan Chapters and corrections to the Subdivision Regulations.

Meeting was declared adjourned at 8:59 by Chairman MacLeod.