

Date Approved: June 9, 2016

Submitted By: Karen Martin, Assistant Town Planner

## **Ashland Planning Board Meeting Minutes**

**May 26, 2016**

**Board of Selectmen Meeting Room, Second Floor of Town Hall**

**Planning Board Members in Attendance: Preston Crow, Max Geesey, Dale Buchanan and Mike Mokey (Chair)**

**Town Planner Karen Martin also in attendance.**

Mr. Mokey, Chair, called the meeting to order at 7:21PM.

Dale Buchanan introduced himself as the newly-elected member of the Planning Board, filling John Dudley's position. This was Dale's first meeting serving on the Board.

### **Item #1: Vacant Planning Board Seat**

Mr. Mokey explained that there is an open seat on the Board due to the resignation of Vanessa Charles. The Board has received interest from one resident, Mr. Joe Rubertone, in filling the seat. Mr. Rubertone spoke briefly about his qualifications and interest in the seat.

Mr. Mokey and Mr. Crow asked the Planning Department to verify if this seat is to be filled through 2019 or only until an election occurs in 2017.

Mr. Crow suggested that a deadline of June 7<sup>th</sup> be offered for the submission of talent bank forms for additional interested candidates. Submissions can be reviewed at the Board's June 9<sup>th</sup> meeting. The Board of Selectmen and the Planning Board will meet together on June 15<sup>th</sup> to hold a joint vote on the appointment for the seat.

### **Item #2: 73 Hardwick Covenant Release**

The Board reviewed an application for a Covenant Release of 73 Hardwick Road. However, the background information on the application was vague. The Board members requested that the Planning Department gather more information on why the release is being requested and if a bond is in place and place the item on the agenda for the next meeting.

### **Item #3: 466 Chestnut Street Modification**

David Caligaris of Ashland Green LLC presented a Scenic Road Permit modification to alter the Scenic Road permit approved by the Planning Board this past fall for Chestnut Street. The original permit called for the removal of two trees, but recent work on the site has determined that an additional pine tree needs to be removed because it is in the right of way and line of vision of the exit to the development.

Mr. Crow moved to close the public hearing on the Scenic Road Permit modification. Mr. Geesey seconded the motion. The motion passed 4-0.

Mr. Crow moved to grant the Scenic Road Permit modification. Mr. Geesey seconded the motion. The motion passed 4-0.

#### **Item #4: 0 Megunko Site Plan Review**

Mr. George Connors, representing the applicant, addressed changes that were made to the site plans in response to the peer review letter.

Mr. Connors noted that the landscaping plans for the project ultimately resulted in a very complex and expensive design and that the applicant is proposing reduced landscaping in exchange for a drainage proposal to alleviate culvert-related drainage issues. The drainage proposal was encouraged by former DPW Director Dave Manugian. A chimney will be inserted into the drainage pipe. The Board was supportive of this scaled-back landscape plan and agreed that the drainage plan will offer an improved solution to current issues on the site.

The Board discussed the proposed fencing on the site. Mr. Connors stated that chain-link fencing already exists along the railroad. Mr. Mokey recommended that a different fence type be constructed to block noise and light. Mr. Crow noted that there are already train tracks along that side of the property. The Board discussed that some type of protection should be offered along the back side of the property.

The Board also discussed the option of requiring the garage doors to be closed during working hours and asked the applicant to describe what types of tenants he anticipated renting space in the garage. Mr. Buchanan asked about lighting and activity taking place in the parking lot. Mr. Mokey inquired about a possible condition for operational business hours. The Board ultimately decided that they would condition a permanent fixture fence on the north side of the property.

Mr. Crow moved to close the public discussion. Mr. Geesey seconded the motion. The motion passed 3-0-1. (Mr. Buchanan abstained because he had not attended previous discussions on this project).

Mr. Crow moved to direct the Planning Department to draft conditions on this site plan review. Mr. Geesey seconded the motion. The motion passed 3-0-1.

The Planning Department will draft a decision that will be reviewed at the next meeting.

**Item #5: 7 Walcott Road Site Plan Review**

Mr. George Connors, representing the applicant, presented the project as a landscaping garage on a lot that is divided between two zoning districts. Currently there are outbuildings and a home on the property. The property had extensive conservation issues which were all approved by the Conservation Commission.

The Board inquired about the location of the various buildings on the lot. One existing shed will be razed.

Mr. Crow moved to close the public discussion. Mr. Geesey seconded the motion. The motion passed 3-0-1.

Mr. Crow moved to direct the Planning Department to draft conditions on this site plan review. Mr. Geesey seconded the motion. The motion passed 3-0-1.

The Planning Department will draft a decision that will be reviewed at the next meeting.

**Item #6: 125 Union Street Site Plan Review**

The applicant requested prior to the meeting that this item be continued so that they could have additional time to respond to peer review comments. The item will be continued to June 9<sup>th</sup> at 7:30 PM.

**Item #7: Minutes**

Mr. Crow suggested that the minutes from the May 12<sup>th</sup> meeting be amended to include reference to the farewell remarks given to the two departing Board members, John Dudley and Vanessa Charles.

Mr. Crow moved to approve the minutes of May 12<sup>th</sup> with the above amendment. Mr. Geesey seconded the motion. The motion passed 3-0-1.

**Item #8: New Board Positions**

Mr. Mokey raised the topic of electing new Board positions. The Board members discussed the available positions of Chair, Vice Chair and Clerk.

Mr. Crow moved to elect the following members to the following positions:

- Preston Crow – Chair
- Mike Mokey – Vice Chair
- Dale Buchanan – Clerk

Mr. Geesey seconded the motion. The motion passed 4-0.

**Item #9: New Business**

The Board also discussed other open positions available to Board members such as the CPC and Downtown Collaborative representatives. The Planning Board will check on the full list of openings.

The Board also gave a quick recap on Town Meeting and the passage of the Board's 4 sponsored warrant articles.

**Item #10: Adjournment**

Mr. Buchanan moved to adjourn the meeting at 8:55 PM. Mr. Crow seconded the motion. The motion passed 4-0.