

Date Approved: June 23, 2016

Submitted By: Nat Strosberg, Town Planner

## **Ashland Planning Board Meeting Minutes**

**June 9, 2016**

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

**Planning Board Members in Attendance: Dale Buchanan, Preston Crow (Chair), Max Geesey, and Mike Mokey (arrived at 7:40PM)**

Mr. Crow, Chair, called the meeting to order at 7:20PM.

### **Item #1: 73 Olive Street**

The applicant's engineer, Jay Lavoie, stated that the project had arrived at an important crossroads. He mentioned that modifying the road's line of site to accommodate speeds above 30 miles per hour would be uneconomical for the applicant. Consequently, he asked the Planning Board to tell him what speed the Board felt would be appropriate to take into consideration. Based on MassDOT criteria, the Board felt that the speed should be at the 80<sup>th</sup> percentile of how fast people are actually driving, though Mr. Crow stated that planning even for this percentile made him nervous. The Board instructed Mr. Lavoie to acquire the traffic data from the Board's peer reviewer, Professional Services Corporation, to gain an understanding on average speeds.

Kevin Underwood of 85 Olive Street emphasized the importance of ensuring that the data is comprehensive.

Motion made by Mr. Geesey to continue the definitive subdivision review/public hearing to Thursday, June 23, 2016. The motion was seconded by Mr. Buchanan. The motion passed 3-0 (Mr. Mokey had not yet arrived).

### **Item #2: 366 Pleasant Street**

Attorney/engineer George Connors, representing the applicant, described the update to the site plan: the presence of 30 feet of granite posts. Mr. Crow mentioned that he was pleased that people would not be backing out onto High Street.

Mr. Mokey requested that there be a condition emphasizing that the trailer be removed.

Motion made by Mr. Mokey to approve the site plan with the standard conditions and with the condition mentioned above. The motion was seconded by Mr. Geesey. The motion passed 3-0-1 (Mr. Buchanan abstained).

### **Item #3: 125 Union Street**

Mr. Strosberg mentioned that due to the fact that the Design Review Committee is without a chair, the Design Review Committee had not been able to meet with the applicant, and Mr. Strosberg would consequently provide design feedback on behalf of the Committee.

Mr. Alan Micale, engineer, speaking on behalf of the applicant, stated that the latest site plan and rendering would be supplied to the Planning Board. Mr. Strosberg stated that the items would be posted on coUrbanize. Mr. Micale then reviewed the latest responses to the peer review. In this review, he noted that there are requests for various waivers. Mr. Crow and Mr. Strosberg stated that the Planning Board cannot grant waivers for zoning items listed in chapter 282 of the bylaw. Mr. Micale stated that these waivers are for preexisting, nonconforming items. It was agreed that provided that these items would be mitigated to an extent, they are permissible. Mr. Strosberg asked if a monument sign could be placed at the entrance instead of the current proposed sign. Mr. Micale said that he would ask the applicant. Mr. Geesey recommended that portions of the sign be constructed of stacked stone to match the building façade. Mr. Buchanan requested that the lower portion of the building side have stacked stone on the façade. The Board also requested that gooseneck lighting be placed on the building side by the street. Mr. Crow wanted to know how the Board felt about conducting a traffic study. The Board, collectively, felt that a traffic study is not needed.

Mr. Mokey requested that there be a 5-year operations and maintenance plan. Mr. Strosberg requested that the volume be turned down on the outdoor ordering speaker during night hours.

The Board asked Mr. Strosberg to write a draft certificate of approval.

Motion made by Mr. Geesey to continue the public discussion to June 23, 2016 at 7:45PM. The motion was seconded by Mr. Buchanan. The motion passed 4-0.

### **Item #4: Comprehensive Plan Discussion**

Mr. Strosberg confirmed that an official comprehensive plan update – in the eyes of the state – need not cover the entire comprehensive plan; it can cover whichever topics the Planning Board deems appropriate, provided that the scope of the update is explicitly mentioned in the update. The Planning Board agreed that it would review the latest draft document from MAPC, provide comments to Mr. Strosberg prior to the July 14<sup>th</sup> Planning Board meeting, and then hold a discussion on the 14<sup>th</sup> regarding how much further the comprehensive plan initiative should be pursued at this time.

### **Item #5: Discussion of Ashland's Medical Marijuana Zoning Regulations**

Mr. Crow mentioned that he had heard that a medical marijuana dispensary is potentially interested in locating in Ashland. Mr. Strosberg provided a map for the Planning Board that showed exactly where such dispensaries are permitted. Overall, the Board agreed that it is important that dispensaries are located in relatively visible and busy areas. Mr. Strosberg stated that he would be happy to speak with any potential applicants about permissible locations for building dispensaries.

**Item #6: Minutes**

Motion made by Mr. Buchanan to approve the Planning Board minutes from May 26, 2016. The motion was seconded by Mr. Mokey. The motion passed 4-0.

**Item #7: Adjournment**

Motion made by Mr. Mokey to adjourn the meeting at 9:39PM. The motion was seconded by Mr. Geesey. The motion passed 4-0.