

Date Approved: July 14, 2016

Submitted By: Nat Strosberg, Town Planner

## **Ashland Planning Board Meeting Minutes**

**June 23, 2016**

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

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

Mr. Crow, Chair, called the meeting to order at 7:18PM.

### **Item #1: 151 High Street - ANR**

The applicant stated that the purpose of the ANR is to create more developable parcels. To that end, the applicant stated that the aim is to separate Parcel B from Parcel 2R. Mr. Strosberg stated that the ANR abided by all applicable requirements.

Motion made by Mr. Mokey to approve the ANR. The motion was seconded by Mr. Buchanan. The motion passed 5-0.

### **Item #2: 224 Oak Street**

Mr. Strosberg stated that the purpose of the ANR is to create two developable lots out of one. He also stated that the ANR abided by all applicable requirements.

Motion made by Mr. Mokey to approve the ANR. The motion was seconded by Mr. Buchanan. The motion passed 4-0 (Mr. Geesey recused himself).

### **Item #3: Covenant Approval – Hillside Estates**

Mr. Strosberg stated that Hillside Estates had recently been approved by the Planning Board, and in keeping with subdivision protocol, the Planning Board was being asked to approve a covenant for Hillside Estates.

Motion made by Mr. Buchanan to approve the covenant. The motion was seconded by Mr. Geesey. The motion passed 5-0.

### **Item #4: Covenant Release – 73 Hardwick Road**

Mr. Strosberg stated that the Planning Board was being asked to release the covenant for 73 Hardwick Road, and also stated that all of the other surrounding lots had been released. Mr. Strosberg stated that the lot had probably been released, but that the release had not been properly recorded.

Motion made by Mr. Mokey to release the lot. The motion was seconded by Mr. Buchanan. The motion passed 5-0.

#### **Item #5: Subdivision Public Hearing – 73 Olive Street**

Mr. Strosberg stated that the applicant requested that the public hearing be continued to a future date so that the applicant could have more time to retrieve traffic data.

Motion made by Mr. Mokey to continue the public hearing to July 14, 2016 at 7:15PM. The motion was seconded by Mr. Buchanan. The motion passed 5-0.

#### **Item #6: 125 Union Street – Cont'd Site Plan Review Public Discussion**

A representative from Ayoub Engineering stated that, in responding to the Planning Board's concerns, the applicant's team had decided to institute a lower speaker volume during nighttime hours, create a brick façade with gooseneck lighting on the side of the building along Homer Avenue, and construct a monument entrance sign, among other changes.

The representative then proceeded to review the team's responses to the latest iteration of the peer review.

The Planning Board instructed Mr. Strosberg to write the certificate of approval with the standard conditions. The Board insisted that the certificate mention that the project is designed to help mitigate the site's preexisting zoning nonconformities. The Board also stated that one of the conditions should be that the light fixture nearest to Lot 14 should have a shield so that light does not spill onto that lot.

Motion made by Mr. Mokey to approve the site plan. The motion was seconded by Mr. Geesey. The motion passed 3-0-2 (Mr. Buchanan and Mr. Rubertone abstained).

#### **Item #7: Members Appointments**

Motion made by Mr. Mokey to appoint Mr. Rubertone as the Planning Board representative to the Community Preservation Committee. The motion was seconded by Mr. Geesey. The motion passed 5-0.

Motion made by Mr. Geesey to reappoint Mr. Crow as the Planning Board representative to the Metrowest Regional Collaborative. The motion was seconded by Mr. Buchanan. The motion passed 5-0.

Motion made by Mr. Geesey to reappoint Mr. Mokey as the Planning Board representative to the Downtown Collaborative. The motion was seconded by Mr. Buchanan. The motion passed 5-0.

**Item #8: Minutes**

Motion made by Mr. Mokey to approve the Planning Board minutes from June 9, 2016. The motion was seconded by Mr. Geesey. The motion passed 4-0-1 (Mr. Rubertone abstained).

Motion made by Mr. Mokey to approve the Planning Board minutes from June 15, 2016 with amendments. The motion was seconded by Mr. Buchanan. The motion passed 3-0-2 (Mr. Geesey and Mr. Rubertone abstained).

**Item #9: Adjournment**

Motion made by Mr. Geesey to adjourn the meeting at 9:02PM. The motion was seconded by Mr. Buchanan. The motion passed 5-0.