

Date Approved: July 28, 2016

Submitted By: Nat Strosberg, Town Planner

Ashland Planning Board Meeting Minutes

July 14, 2016

Board of Selectmen Meeting Room, Second Floor of Town Hall

Planning Board Members in Attendance: Preston Crow (Chair), Mike Mokey, Joe Rubertone

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

Item #1: Discussion on Zoning and Medical Marijuana Legalization

Mr. Crow stated that if the voters choose to legalize marijuana later this year, it might be worth considering establishing a temporary moratorium so the town can determine how marijuana-based businesses should be zoned. Both Mr. Mokey and Mr. Rubertone agreed with this approach.

Ms. Amy Turncliff spoke in support of temporary moratorium.

Mr. Joel Arbeitman stated that rather than consider establishing a moratorium, the research should be conducted now.

The Planning Board instructed Mr. Strosberg to ask Town Counsel when would be an appropriate time to establish a moratorium.

Item #2: High School Volunteers

Mr. Strosberg thanked three high school volunteers – Catherinna Pacheco, Eryn Hopper, and Luma Leao – for dedicating a substantial amount of time and energy to cleaning up and organizing a significant number of paper records and plans.

Item #3: 73 Olive Street

The applicant's engineer, Jay Lavoie, stated that he needed to know whether the Planning Board will require him to gather more data on traffic speed on Olive Street. Mr. Mokey emphasized that the issue for him is not the increasing number of cars on the road: the proposed development is not large. Rather, he stated that the issue for him is speed. The Planning Board determined that there is currently not enough data on the average traffic speed for Olive Street and requested that the applicant gather more data. Mr. Lavoie stated that he would gather traffic speed data over a 24-hour period during the workweek. The Planning Board emphasized that the data should not only be used

to create an average over a 24-hour period; it should primarily be used to examine the speed averages for both the morning and evening rush hours.

Motion made by Mr. Mokey to continue the public hearing to Thursday, August 11, 2016 at 7:15PM. The motion was seconded by Mr. Rubertone. The motion passed 3-0.

Item #4: Bike Path RFP

Mr. Arbeitman provided a brief explanation of the background of the Upper Charles Trail Committee. He then explained that in cooperation with town staff, the Upper Charles Trail Committee has created a draft RFP for the purpose of procuring a consultant who will develop a bike path plan for Ashland. Mr. Arbeitman emphasized that part of the consultant's work will be to hold public forums to gather input.

Mr. Arbeitman noted that the Planning Board has been given mitigation money from both Thorndike/Campanelli and Fafard for the purpose of hiring a consultant. Mr. Strosberg noted that the mitigation money is currently in the possession of the Planning Department and amounts to over \$60,000.

The Planning Board agreed that it would support the effort of the Upper Charles Trail Committee to hire a consultant and, in general, would be in favor of releasing the mitigation money for this purpose at the appropriate time. The Board emphasized that another conversation with Mr. Arbeitman or another representative of the Upper Charles Trail Committee would be needed prior to voting to release the money.

Mr. Mokey stated that he wants to see a timeline for the development of the plan and wants to be sure that the process is efficient.

Item #5: Announcements – Open Planning Board Seat/Upcoming Zoning Meeting

Mr. Strosberg stated that Mr. Geesey had recently resigned from the Planning Board and that there is now an open seat on the Board. Mr. Strosberg stated that talent bank forms would now be accepted for the position, which would be filled through joint appointment by the Board of Selectmen and Planning Board. He also noted that he would be sure that the announcement would be posted on WACA. The Planning Board agreed that talent bank forms would be accepted through Monday, August 1, 2016.

Mr. Strosberg also stated that he would like to schedule a public forum to discuss potential zoning articles that could be brought to Fall Town Meeting. The Planning Board asked Mr. Strosberg to schedule the forum for the evening of Thursday, July 28, 2016 at 6:30PM.

Item #6: Minutes

Motion made by Mr. Mokey to approve the Planning Board minutes from June 23, 2016. The motion was seconded by Mr. Rubertone. The motion passed 3-0.

Item #7: Adjournment

Motion made by Mr. Mokey to adjourn the meeting at 8:45PM. The motion was seconded by Mr. Rubertone. The motion passed 3-0.