

**Ashland Planning Board  
14 Winter Street Site Walk  
Approved Minutes  
Wednesday, June 2, 2021**

Members of the Planning Board: Mardean Badger, Kathleen DeWolfe, Andrew Fitch and Paula Hancock with the assistance of Tony Guyotte, contractor made a Site Walk of the property at 14 Winter Street, currently owned by John Valpey, Commerce Properties LLC at 4 PM on Wednesday, June 2, 2021.

**Observations**

- The property contains sand and a large number of hardwood trees.
- Hardwood trees will remain in place, removal only for construction of units
- 14 Winter Street property is clean and flat with a wetland area beyond the slope at the rear of the property.
- The waterline will come off Winter Street to the left of the property; the electric line will come from the right of the property
- There is a town sewer line already installed on the property
- The waterline will run behind the proposed units; the sewer lines will run across the front of the units with easy tie ins.
- All electric and all utilities will be placed underground.
- The proposal can make allowance to shorten the space between units to 20
- There will be plenty of room for snow removal
- Tom Peters has an right of way to the property
- A second dumpster will be brought in for trash/rubbish
- An 8' x 8' patio will be built at the back of each unit
- There was a discussion relative to the monitoring wells on the property and their current status. The fourth building will be close to two of the monitoring wells. Additional information should be obtained from DES and from Tom Peters.
- There was a discussion about the use of silt fencing for drainage/erosion control on the slope at the rear of the property.

The Site Walk concluded at 4:45 PM.

*Minutes submitted by Paula Hancock*