

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, September 22, 2021**

CALL TO ORDER: Mardean Badger, Chair of the Board, called the meeting to order at 6:30 PM

MEMBERS PRESENT: Mardean Badger, Andy Fitch, Kathleen DeWolfe, Paula Hancock

OTHERS PRESENT: Tim Smith, Judy Smith, owners of Mill #3
Paul Picard, tenant/owner of Paul's Place
Jane Sawyer, representing Ashland Historical Society

CASE 2021-07 WAIVER OF SITE PLAN REVIEW - PAUL'S PLACE
39 WINTER STREET (MILL NO. 3) (T/M/L 017-004-020)

Paul Picard came before the Planning Board to further explain his plans for his business, Paul's Place in more detail. Mr. Picard explained that Paul's Place will be a venue for local musicians/ bands to perform. Paul's Place will be open from 7:30-11 PM on Fridays for individual performers and Saturdays for local bands. The venue will be alcohol-free, and the audience will be encouraged to bring their own snacks. The audience will be encouraged to visit White Mt. Brewery for any alcohol and then visit Paul's Place for an evening of music and dancing. The venue's audience will be limited to 75 per night by agreement with the management. Any scheduled event at the venue that will be more than 75 will be discussed.

Kathleen DeWolfe made a motion to accept the Waiver of Site Plan Review Application as complete. Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote.

Kathleen DeWolfe made a motion to approve the Waiver of Site Plan Review for Paul's Place (T/M/L 017-004-020) (Mill No. 3). Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote.

CASE 2021-06 WAIVER OF SITE PLAN REVIEW – SYNERGY DANCE SCHOOL
39 WINTER STREET (MILL NO. 3) (T/M/L 017-004-020)

Tim and Judy Smith submitted a second Waiver of Site Plan Review Application for Synergy Dance School on behalf of Samantha Brode, owner. Samantha came before the Planning Board at the Planning Board's September 1, 2021, meeting to explain her plans for the space. Kathleen DeWolfe made a motion to accept the Waiver of Site Plan Review Application as complete for Synergy Dance School (T/M/L 017-004-020) (Mill No. 3). Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote. Kathleen DeWolfe made a motion to approve the Waiver of Site Plan Review for Synergy Dance School (T/M/L 017-004-020) (Mill No. 3). Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote.

DISPOSITION OF MINUTES

The Board reviewed the minutes of the Wednesday, September 1, 2021, Planning Board meeting. Kathleen DeWolfe made a motion to approve the minutes of Wednesday, September 1, 2021, meeting as amended. Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote.

REVIEW OF CASE 2019-10 ASHLAND HISTORICAL SOCIETY (T/M/L 018-002-005)

Jane Sawyer, representative of the Ashland Historical Society, came before the Planning Board to give the Board an update on Case 2019-10 (T/M/L 018-002-005).

On June 23, 2021, at its duly noticed meeting, the Ashland Planning Board approved by unanimous vote the extension of the Site Plan Review Case #2019-10 for the Ashland Historical Society (T/M/L 018-002-005 at 69 Depot Street). Relative to approval of the extension of the trackside platform, for 90 days, to September 22, 2021, and stated that this would be the last extension of the case unless the AHS shows substantial progress in obtaining insurance and the lease being submitted to the Executive Council.

Jane advised that after checking with several insurance companies to secure a current/valid insurance policy for the Ashland Historical Society which would cover the extension of the railroad boardwalk on leased land, AHS was able to secure such a policy through Sherry Norman. Sherry is in the process of securing the necessary certificates and documentation for the policy. A copy of the certifications when received will be sent to the Planning Board for their records. The AHS lease will be sent to the Executive Council for their approval. Jane will also submit a written request for an extension of the Site Plan Review for an additional 90 days, in addition to a written summary of the insurance update as explained tonight. This case will be revisited at the Planning Board's regularly scheduled meeting on Wednesday, January 5, 2022.

CORRESPONDENCE

Mardean Badger advised the Board that the Board received correspondence from the American Tiny Homes Association inquiring if Ashland allows tiny homes within the town. Susan McLeod, Land Use Assistant responded to their inquiry, that Ashland does not allow tiny houses because it requires that that every living unit be a minimum of 750 square feet.

The Board received correspondence from Scott Kennedy relative to the property at 35 Mill Pond Lane. In the correspondence he outlined his current proposal for the property. Susan McLeod replied to him and suggested that he come before the Planning Board for an informal consultation to discuss his proposal in more detail.

ADJOURNMENT

Mardean Badger made a motion to adjourn. Kathleen DeWolfe seconded the motion. The motion passed. The meeting adjourned at 7:15 PM.

The next meeting will be Wednesday, October 6, 2021, at the Conference Room at 6 Collins Street.

Minutes submitted by Paula Hancock