

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44

**Ashland Planning Board**  
**Thursday, February 6, 2025**  
**Conference Room in Utility Building, 6 Collins Street**  
**Meeting Minutes**

**CALL TO ORDER:** Kendall Hughes, Chair, called the Public Hearings to order at 6:30 PM

**MEMBERS PRESENT** Kendall Hughes, Tricia Farris (absent with notice), Chris Janosa (absent with notice), Mardean Badger (absent with notice), Paula Hancock (absent with notice)

**ALTERNATES PRESENT:** Linda Barnes, Donna Locurto, Bethany Franz, Andy Fitch  
Elise Morrison (absent with notice)

**OTHERS PRESENT:** Jane Sawyer, Land Use Assistant  
Inge Jacobs Carmola, Albert Jagoda, Gary Downing

**CALL TO ORDER**

Kendall Hughes called the meeting to order at 6:30 p.m., and called the roll.

**MINUTES**

Board members voted to table review of minutes from January 2, January 7, and January 23 until the February 20, 2025 meeting.

**NEW BUSINESS**

**Albert Jagoda and Inge Jacobs Carmola and EHFAR, LLC: Application for Boundary Line Adjustment**

Albert Jagoda and Inge Jacobs Carmola presented their application for a Boundary Line Adjustment. They proposed adjusting the boundary/lot lines between Tax Map Lots 105-46 and 105-48 in the Rural Residential Zone. The adjustment would involve an exchange of an equal area of 3,508 sq. ft., or 0.08 acres, between the two lots: A section of Parcel 105-48 would become part of Lot 105-46, and a section of Lot 105-48 would become part of Lot 105-48 (open space). The final adjusted lot areas would remain the same as the original areas, including the amount of open space.

Kendall Hughes reviewed the regulations in the town's subdivision ordinance regarding such adjustments. The Board agreed that the proposed adjustment met ordinance requirements. All abutters were notified, with letters of support and opposition made available for review by the Board.

It was moved by Andy Fitch and second by Bethany Franz, to accept the Application is complete, Motion passed unanimously.

Kendall Hughes invited comments from those present.

Abutter Gary Downing argued that he was affected by the potential boundary line adjustment and therefore opposed it. He argued that he had bought his property with the expectation that he would

45 have full ongoing access to the area of common space that was part of the proposal, and which is  
46 currently identified as a secondary private road. He added that it would become more inconvenient to  
47 make propane deliveries to a buried tank with a fill port and pole on top, and to bring in landscaping  
48 materials.

49  
50 Kendall Hughes observed that this matter represented a civil issue, and not one involving the Planning  
51 Board. Moreover, the bylaws in the property deed say that all properties have access to the utilities for  
52 their properties. Mr. Jagoda and Ms. Carmola agreed that Mr. Downing would be allowed to have  
53 access to fill his propane. Furthermore, in 2020, another lot line adjustment had been done, which gave  
54 Mr. Jagoda and Ms. Carmola the driveway in question as a single driveway and also relocated Mr.  
55 Downing's driveway.

56  
57 Mr. Downing went on to argue that a second part of the proposed adjustment would affect his ability to  
58 cross open space to mow, plow, and bring equipment onto his property.

59  
60 Kendall Hughes observed that the adjustment would provide more common land than before. Ms.  
61 Carmola added that she and Mr. Jagoda had no problem with someone's crossing that part of their  
62 property to mow, and that Mr. Downing also has a second driveway through which he can bring  
63 equipment onto his property.

64  
65 Kendall Hughes suggested that this point, again, was a civil issue and not a matter for the Planning  
66 Board.

67  
68 Andy Fitch noted that Mr. Downing's propane tank appeared to be right on the property line, although  
69 the required setback is 35 ft. The tank, therefore, would need to be moved.

70  
71 Bethany Franz addressed Mr. Downing's complaint that he would have greater difficulty bringing in  
72 landscaping material, pointing out that he could create a path through the common area.

73  
74 Andy Fitch made a motion to approve the lot line adjustment. Bethany Franz seconded the motion.  
75 Kendall Hughes called the question. The vote in favor was unanimous. He then instructed Mr. Downing  
76 to follow up with the Fire Chief about relocating his propane tank.

77  
78 Later in the meeting, Mr. Jagoda asked how to get the new boundary line recorded. Kendall Hughes  
79 instructed him to consult with the Land Use Secretary Jane Sawyer, who is also working with the Town  
80 Clerk to update the related Town Tax Cards.

81  
82 **Wicked Skating, 6 Mill Street**

83 Kendall Hughes reviewed the Town's zoning regulation which says that any new business moving into  
84 town must come before the Planning Board as an informational session. The owner of Wicked Skating,  
85 an indoor skate park at 6 Mill Street, had gone to Town Hall and been given misinformation about not  
86 needing to come before the Planning Board. He had then gotten an inspection by the Fire Chief.

87

88 Members of the Board agreed that the project represented an asset to the Town. The owner will come  
89 to the next meeting to discuss the business.

90

91 **Charrette for the Master Plan**

92 Land Use Assistant Jane Sawyer is working on planning for the Charette, and talking with Mr. Dorsett  
93 and with Lakes Region Planning to move it forward.

94

95

96 **OLD BUSINESS**

97 **Mill Pond Development Applications – Status Update**

98 Kendall Hughes reported that the Mill Pond group had sent a large box of materials, which Jane  
99 Sawyer is reviewing. These materials represent about a third of what the Planning Board has  
100 requested. We are still waiting for the impact studies.

101

102 If the Mill Pond group provides the remaining materials in time, they will all be discussed at the March 6  
103 Planning Board meeting.

104

105 Kendall Hughes also noted an upcoming warrant article that would involve the access from the ballpark  
106 to Industrial Drive. Andy Fitch explained that Mill Pond Associates, which owns the property, has an  
107 easement through the ballpark where the parking area is located. When an earlier development  
108 involving Plymouth Manufacturing and an overhead door company went in, they put in Industrial Drive.  
109 The deed stipulated that it was a private way, but that the town could take it over to make it a public  
110 way. That clause remained in all subsequent deeds. The town will probably have to purchase the land,  
111 but doing so would leave the parking area at the ballpark in place. The skating rink would stay where it  
112 is, as would the band stand, although it is becoming a safety hazard and will require repairs if left in  
113 place.

114

115 **Cottage Place – Holderness Site Plan Application Status**

116 The new owners of Cottage Place had sent the Planning Board an inquiry, because 0.7% of the  
117 property is in the town of Ashland and includes one-and-a-half buildings that are not part of their event  
118 planning. At the Board's last meeting, the Board instructed the Land Use Secretary to send them a note  
119 saying that a site plan application would be fine, but that we did have concerns about driveways being  
120 blocked and traffic getting backed up. We indicated that we believe this to be a matter of regional  
121 impact, and asked the new owners to address the issue. To date, we have not received a reply.

122

123 **ADJOURNMENT**

124 Kendall Hughes adjourned the meeting. The meeting adjourned at 7:07 PM. The next meeting of the  
125 Planning Board will be Thursday, February 20, 2025 at 6:30 PM at 6 Collins Street.

126

127 *Minutes submitted by Linda Barnes*