

**TOWN OF ASHLAND
PLANNING BOARD PUBLIC HEARING
TUESDAY, JANUARY 7, 2025, 6:00 PM
UTILITY CONFERENCE ROOM
6 COLLINS STREET, ASHLAND**

- I. CALL TO ORDER** – Chairman Kendall Hughes opened the meeting with Chris Janosa, Paula Hancock, Linda Barnes, Mardean Badger and Bethany Franz present. Patricia Farris and Donna Locurto are absent with notice.
- II. SITE PLAN REVIEW CHANGES & ZONING BOARD REGULATION CHANGES**
- a. Public Hearing opened.
 - b. Subdivision Regulations and Article 4 Special Provisions were read aloud.
 - c. Discussed Revisions
 - i. No revisions needed to Subdivision Regulations
 - ii. Revisions to Article 4 needed as follows:
 - 1. **4.3.3a** – need to remove the duplicate “that has an existing single-family dwelling”
 - 2. **4.3.5** – replace “be approved be” with “be approved by”
 - 3. **4.3.7f** – spell out “CO”
 - 4. **4.7** – get rid of the “ ”
 - 5. **4.8** – remove extra “.”
 - 6. **4.10** – this Section is to be moved and renumbered as Article 2.2g under Article 2, Zones and Regulations
 - 7. **4.8.2** – add “only” to the last sentence “...room rates shall include breakfast (only)”
 - 8. **4.3.3 li.e.** – add “Commercial” where Village Residential or Rural Residential is mentioned
 - 9. **4.10** – removing entire language, but just the description
- III. Additional Discussion**
- a. Mardean Badger was concerned that nothing was posted on the town website. She mentioned that it should be included so residents can see it on the calendar page and on the front page of the website. Page numbers should be included. On the top of the first page, a heading should be included so residents picking this up at the Town Hall know what it is. Also, the proposed additional wording should be underlined and proposed deleted wording should have a strikethrough
- IV. HEARING CLOSED**
- a. Chairman Kendall Hughes closed the public hearing and Planning Board meeting at 6:40 PM.