

**Ashland Planning Board  
Thursday, February 20, 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, Chris Janosa (absent with notice),  
Mardean Badger, Paula Hancock,

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

**OTHERS PRESENT:** Tom McCormack of Wicked Skate Boards,

**CALL TO ORDER**

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

**MINUTES**

Board members reviewed January 2 meeting minutes. Motion to approve made by Mardean Badger and seconded by Paula Hancock and approved unanimously

Board members reviewed January 7 meeting minutes. Corrections were made and approved as amended. Motioned to approve made by Mardean Badger and seconded by Paula Hancock, 3 in favor, none against and one abstaining.

The January 23 meeting minutes were reviewed by the planning board. Corrections were made and approved as amended. Trisha Farris made the motion to approve, which was seconded by Mardean Badger. The motion passed unanimously.

Planning board reviewed February 6 meeting minutes. Corrections were made and approved as amended.

**Wicked Skating, 6 Mill Street**

Kendall Hughes reports he spoke with the Ashland fire chief who had completed an inspection of the property at 6 Mill Street and had no concerns. The skate park area is clean and well-secured. The property contains a retail shop with mini half-pipe skate park. Per Tom McCormack, the police department lieutenant also visited and inspected the property and found no concerns. The area has been cleaned up and junk cars removed. The building inspector granted occupancy permits. Mardean Badger reviewed 4.2 and 4.2A modification of the existing site plan form being put on record per the regulations. Kendall requested Mr. McCormack fill out the form and return to the town land use office.

**Charrette for the Master Plan**

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

## **OLD BUSINESS**

Board continues waiting for the information requested of the Mill Pond Development. The deadline for the information was 2/20/25. Kendall Huges reviewed the missing information with the board. Mill Pond Development has been repeatedly asked for the information. If the Mill Pond group provides the remaining materials on time, they will all be discussed at the March 6 Planning Board meeting.

Board is in constant contact with the attorney to make sure everything is being done correctly.

### **Mill Pond Development Applications – Status Update was given of files received and not received.**

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

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

## **ADJOURNMENT**

Kendall Hughes adjourned the meeting. The meeting adjourned at 7:09 PM. The next meeting of the Planning Board will be Thursday, March 6th, 2025, at 6:30 PM at The Ashland Booster Club

*Minutes submitted by Sherri Perry*