

Planning Board Meeting Minutes

Date: July 10, 2019

Time: 7:36 pm

x	J. Hargraves	x	A. Pease
x	J. Lindquist		T. Foster
x	T. Cantor		W. Stacy (associate)

Also Attending:

- Michael McCallum

*Trish is still having fun!*

**Meeting Opened at 7:36pm.**

Meeting Minutes

- Jeanie moved to approve the meeting minutes from June 26th; Alan seconded; all were in favor; none opposed

ANR

- Building permit (Adam Hargraves):
  - Jim recused himself
  - A house to be built on 75 Log Cabin Rd on parcel that has "found" frontage; with this new found frontage, it now meets requirements
  - See [building permit](#) and [building location plan map](#) on last page

Filing of minutes

- Paper copies of the minutes are maintained and at the end of the year, the paper copies are put into the filing cabinet

Appoint representative to Montachusett Joint Transportation Committee

- There is a vacancy on the board that will need to be filled; does not need to be on the Planning Board
- These meetings cover the transportation plan
- State highways (119 and 31) qualify under this committee
- Mass DOT funds projects
- This position will be tabled until a later time when the Board feels a representative is needed to further required projects

### Natural Resource Protection Zoning goals and timeline.

- (REFRESHER) - Takeaways the Board is working on
  - Identify parameters for each of the different bullets start with items 2 and 3
    - The number of plots that a developer wishes versus what the town wants
    - **Location and use of open space in the development plan;**
      - **Would the town want public access, trails, etc**
      - **Consider what the property owners in that development want.**
    - **Size of the lot compared to the size of the house (4k house on 15k lot)**
    - Define a minimum contiguous open space.
    - Consider impact of road standards, consider drainage requirements; consider keeping the roads private
    - Density bonus possible for more open space, affordable units, senior housing, increasing units with increased open space
    - Base requirements on buildable lots (upload versus wetland)
- Discussion on point 2: location and use of open space in the development plan
  - The town could encourage the building of public trails, but cannot require it
  - We can consider providing a list of options for what to do with the open space on the property
  - This should allow flexibility in considering what the property owners would want for the property
  - Options could include:
    - Property would continue to be owned by the development owner
    - Lands could be made public to allow for other open space usage
    - Allowing drainage retention areas
    - Allowing the undeveloped property to remain undisturbed - no drainage, building, etc...
  - May need to think about conservation restrictions, such as a restriction that prevents it from being developed further
- Discussion on point 3:
  - Consider smaller lots that maximizes the open space; it could mean homes are closer together; this type of concept could support a community such as a senior home community; Harald Sheid had such a concept that we could re-examine to see if it would fit
  - **Jeanie to contact Harald to see if he'd be willing to share the concept or talk to the Board on the concept**

**Commented [1]:** Jeanie to contact Harald to see if he'd be willing to share the concept or talk to the Board on the concept +jeaniequilts@gmail.com  
\_Assigned to jeanie lindquist\_

### Community Development Plan update, next steps

- The summary section needs to be updated to reflect the current community standings, needs, goals, and strategies, as well as what was done and what still needs to be done. For example, there was a section highlighting future plans to protect water supplies within Ashby; as a note for that section, a study was done to identify public water options for the town; best location was to build out wells behind the school

- Action item is to review the summary section to validate what the current goals and strategies are; [Terri will send notes to the Planning Board](#) (click the link to see my current notes in the summary section)

Items not anticipated by the chairman.

- **Alan will bring the LUA contract so that it can be filed for prosperity**

Meeting adjourned at 8:54pm.

Submitted by:  
Terri Cantor

**Commented [2]:** Alan will bring the LUA contract so that it can be filed for prosperity  
+master471@gmail.com  
\_Assigned to Alan Pease\_

Building permit:

TOWN OF ASHBY  
895 Main Street  
Ashby, MA 01431

Application for Building Permit

*Building Permit issued pursuant to Mass Building Code Requirements*

Location of Property (No. & Street) <u>25 Log Cabin Rd Ashby Map</u>		Parcel	Lot
Name & Address of Property Owner <u>Adam Hargraves 50 Wood Dr Ashby</u>			
Name & Address of Architect/Engineer			
Registration Number		Telephone: ( )	
Name & Address of Builder/License Holder			
Construction Supervisors' License #		Signature (required)	
Zoning	Type of Permit:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Repair <input type="checkbox"/> Demolition <input type="checkbox"/> Alteration <input type="checkbox"/> Other	
Current Use:		Proposed use:	
If a Residence, # of Dwelling Units	Use Group	Estimate Construction Cost	
What is Construction Type?			
Height of Structure (ft):	Total Sq. Footage:	Number of Stories:	
Does the Proposed Project Require a Variance and/or Special Permit? <input type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes, and a Decision Has Been Issued, Please give Decision Number.			
If Proposed Work Within Historic District, Give Commission Approval Date			
Is Proposed Work, Including Grading, Within 100 Ft of a Wetland or 200 Ft of a Perennial Stream? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Waste Disposal Company		Disposal Site Address	
Demolition: Has Dept Notification Form Been Completed <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
DETAILED DESCRIPTION OF PROPOSED CONSTRUCTION (Do not indicate, "see attached plans". Please be specific)			
<u>24x32 Log Home with 3 bedrooms 2 bathrooms 19' ft shed dormer in rear</u>			
<u>6x32 ft covered Farmers Bench</u>			
<u>6"x8" Logs For Walls</u>			
Department	Signature & Date	Comments	
Tax Collector			
Board of Health			
Conservation			
Planning Board	<u>Alan J Pease 7/10/16</u>		
Highway			
Fire Chief			
Are the following included?	YES NO	<i>I have provided the above information and it is correct to the best of my knowledge.</i> <u>Adam Hargraves</u> Signature of Owner or Authorized Agent <u>Adam Hargraves</u> Print Name <u>50 Wood Dr</u> Address <u>Ashby</u> State <u>MA</u> ZIP <u>01431</u> <u>978-502-7680</u> Daytime Phone ( ) APPROVED Inspectors Name and Title	
Occupying street or sidewalk	(1) — —		
Electrical	(1) — —		
Plumbing Gas Fitting	(1) — —		
Heating (mechanical)	(1) (2) — —		
Oil Storage	(1) — —		
Air Conditioning	(1) (2) — —		
Fire Suppression (mechanical)	(1) (3) — —		
Fire Detection	(1) (3) — —		
Notes: 1. Requires special Permit			
Notes: 2. Heat loss info required			
Notes: 3. Stamped plan required			

Building location plan map:

