

**MINUTES FOR
ASHLAND PLANNING BOARD SPECIAL MEETING
October 24, 2024
ASHLAND MUNICIPAL BUILDING
4:00 P.M.**

Members present: Billie Theriault, Sammi Jimmo LaBelle, George Baker and Mark Rafford.

Absent: James Risner

Audience: Sean Theis (Haley Ward), Chris Cyr and Margaret Pierce

I. CALL MEETING TO ORDER

1. Meeting called to order at 4:02 pm

II. BUSINESS FROM THE FLOOR

1. None

III. CONSENT ITEMS

1. Review minutes from February 7, 2024, Planning Board Special Meeting. Motion to accept as written; seconded, motion carries 4-0.

IV. OLD BUSINESS

1. Board briefly discussed the process for a wind moratorium.

V. NEW BUSINESS

1. The Board reviewed Rotary Estates Subdivision site plan prepared by Haley Ward for the town of Ashland. The board questioned the deeds covenant restrictions, request was made to the town of Ashland for legal opinion on the restriction of use. Discussion on lot size, adjustment to lot 11 would be required as it does not meet the ordinance requirements. Discussion on wastewater capacity, request was made for verification from Maine Department of Environmental Protection (MDEP) Water Bureau that the increase flow would not place Ashland Water and Sewer District out of compliance. Discussion on storm water permitting, Haley Ward states that the proposed plan

would not trigger MDEP site licensing. The board noted that the plan did not estimate the amount of runoff from the project. Board members questioned the extent of the leveling of the slope required to the eastern portion of the project near Sheridan road. The board requested that Maine Department of Transportation be contacted to determine if an entrance permit could be obtained for the Station Hill road access, as this is a state highway and the project would trigger a change of use for the existing access. Board members questioned the financial and technical ability section of the proposed subdivision packet, as no specifics was mentioned. The board requested specific information pertaining to the financial and technical ability of the project.

Motion to table; seconded; motion carries 4-0.

VI. ADJOURNMENT

1. Motion to adjourn at 5:19 pm; second; motion carries 4-0.

Billie Theriault Billie J Theriault

George Baker Geor. Baker

Sammi Jimmo LaBelle Sammi Jimmo LaBelle

Mark Rafford _____