Call the Meeting to Order
Mr. Crow called the meeting to order at 7:39 PM.
Mr. Crow announced that the meeting is being recorded by the Assistant Town Planner for the purpose of drafting the meeting minutes. Mr. Crow said the meeting is a working session and the items will be discussed in the order of the Board’s preference.

Public Discussion – 2021 IECC Building Code Update & Possible Vote to Participate in Process
Mr. Crow explained that the International Energy Conservation Code (IECC) sets building codes that most states adopt, Massachusetts being one. If a municipality joins and pays the registration fee, which would be $135.00 for Ashland, the town will be granted four voting members. The Sierra Club and MAPC have been lobbying to encourage towns to participate with the assumption that Massachusetts residents will actively support activities to combat climate change.

The Ashland Board of Selectmen voted to register Ashland as a participating community.
Mr. Buchanan asked, and Mr. Crow responded that he is unsure of the process the town will adopt to choose representatives, but he assumed individuals who are already participating in energy conservation related activities would be likely candidates.
Ms. Dumas referenced information from the IECC website that stated registrations are due by March 29th, by September 23rd identify four voters and on November 13th through 27th complete the online voting.

The Board expressed their interest in participating in the process.

Public Discussion – Possible Zoning Change – Categorizing Storage Facilities from a Commercial Use to an Industrial Use
Mr. Crow said this item was included due to a question raised on the Ashland Bulletin Board that asked why the town permits self-storage units.
Given there are currently three self-storage facilities in town, the Board discussed changing the Use Table to state self-service is Industrial as opposed to Commercial use, given they do not have the same safety requirements necessary for a commercial space.

Mr. Crow said the only impact this change may have is concerning the additional storage planned for second parcel at 81 West Union St. that is currently not permitted. The Board said they would consult town counsel whether the proposed facility would be grandfathered.

Mr. Rubertone asked if the zoning map on the town’s website is accurate. Ms. Dumas responded that it is not, and the state has mandated the town ensure it is current by July.

The Board reviewed a version of the town’s GIS map for on Goggle, discussed the current zoning and whether storage facilities should be allowed on Union St. or in Neighborhood or Village Commerce use zones. They also discussed the mini-storage warehouse facility definition which is currently zoned “yes” for Commercial Highway and Industrial use.

The Board summarized their changes to Section 3 Industrial Use Table. They proposed changing CH from Y to N, CV and CN from PB to N, and CN from PB to N for Storage Facility and Construction Yard or Landscaping businesses. They said these changes will result in defining Industrial the only allowable use for mini-storage warehouse facilities.

There was more discussion regarding the appropriate use for shared and general office space, not otherwise defined was discussed as well as other uses that will require modifying the table with an eye toward future direction. The Board said they will begin to review the Use Table and welcome input from Beth Reynolds and those who have an interest and reason for implementing modifications.

The Board said they will schedule a public hearing(s) to address and discuss the proposed changes and reach out to the Board of Selectmen for their input in time for Fall Town Meeting.

Public Discussion – Zoning, Work Plan, Design Review, Sign ByLaw

Mr. Crow reminded the Board that they had asked the Design Review Committee to review the Sign Bylaw outside of zoning or updating the sign rules inside of zoning.

It was decided to invite the Design Review Committee to an upcoming meeting to discuss signs and general design review.

Regarding the work plan, the Board suggested removing the Spring and Summer 2018 sections and the marijuana use bylaw item on page 2. They agreed that Notes to Table of Dimensional, Historical Preservation by Right, and Small House on Small Lot and Non-conforming lot zoning require review and discussion and should remain on the work plan.

Ms. Dumas commented that although there is a definition for lot coverage, it would be beneficial to establish a lot coverage category on the Dimensional Requirements table to regulate overall lot size rules and coverage ratios that go beyond only meeting in addition to setback requirements.

The Board said their work plan over the summer will include changing the storage facilities use, maker and shared office space use in time for Fall Town Meeting, as well as scheduling a meeting with the Design Review Committee and changing the non-conforming bylaw Section 3.3.
Report from Board Members and Assistant Town Planner

There were none.

Administrative Matters
Regarding future meetings, Ms. Dumas said on the April 25th meeting agenda the Board has an ANR plan to review. Mr. Crow said the item will be added to the April 11th agenda to approve or defer to a meeting when the applicant is available.

Concerning 0 Tri St., Mr. Crow explained that because there have been no changes to the zoning, and those involved have not attended all meetings and the membership has changed, the applicant will withdraw and resubmit the application after the election.

Adjournment
Mr. Buchanan made a motion to adjourn the meeting 9:18 PM. The motion was seconded by Mr. Rubertone and passed with a vote of 3-0-0.

Documents Presented
1) Agenda for PB Meeting on March 28, 2019.