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**TOWN OF ASHLAND MASSACHUSETTS
OFFICE OF
PLANNING BOARD
101 MAIN STREET**

TEL.: (508)881-0100 x 7927
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Tricia Kendall, Chair
Peter Matchak, Town Planner

**Certificate of Approval
Preliminary Plan**

**Ballard Road, Marietta Road, Highland Road and 100 Fountain Street
Assessors Map 9 and 10, Lots 35, 199-207, 255 and 257**

Decision DATE: April 14, 2022
Application Date: February 24, 2022
APPLICANT: Sue Robertson and the Robertson Nominee Trust
Applicant Address: 100 Fountain Street, Ashland MA
Parcel(s) ADDRESS: Ballard Road, Marietta Road, Highland Road and 100 Fountain Street
MAP/LOT: Assessors Map 9 and 10, Lots 35, 199-207, 255 and 257
Bk/Page: 51534/403
Zoning District: RA
Brief Description: The application describes four (4) buildable lots. Two lots shall be accessed by a common driveway known as Highland Road. The additional two lots will be accessed through the extension of Ballard Road.
Hearing: March 17, 2022, March 31, 2022, April 14, 2022
Decision: After the close of the hearing, upon a motion made by member Tesmenitsky and seconded by Krishnan, the Planning Board voted to approve the Preliminary Subdivision plan.
Record of vote: The following members of the Planning Board voted as follows with respect to the petition for a Definitive Subdivision Plan approval to the below-stated terms and conditions:

Plans and Materials Incorporated into Decision

1. This Preliminary Subdivision Application is accompanied and augmented by the following plans and drawings:
 - a. Application for Preliminary Subdivision Plan, submitted to the Town of Ashland on February 24, 2022 for Ballard Road Extension, Ballard Road, Marietta Road, Highland Road and 100 Fountain Street, containing the following plans and documents:

- A one (1) page site plan entitled “Preliminary Plan Ballard Road Extension Ashland MA; Dated January 3, 2022; Scale: 1”=40’; Prepared by J.D. Marquedant & Associates Inc, 34 Hayden Rowe Street Hopkinton MA” (“Preliminary Plan”)
- Email from Becca Solomon, Ashland Conservation Agent. Re: 100 Fountain Street Conservation Review. Dated March 24, 2022.
- Email from Joe Marquedant, JD Marquedant & Associates Inc. Re: 100 Fountain Street Ashland, Ma. Continuance Request. Dated March 31, 2022.
- Email from Peter Tessicini, 9 Upland Road, Ashland, MA. Re: Ballard Road Pictures and Videos. Dated April 12, 2022.
- Email from Becca Solomon, Ashland Conservation Agent. Re: 100 Fountain Street Conservation Review. Dated April 14, 2022.

Decision

In accordance with G.L. c. 41 sec. 81S and Chapter 344-7 of the Code of the Town of Ashland, the Planning Board approves the Preliminary Subdivision Plan for Ballard Road Extension, subject to and only when conditioned as follows:

1. The developer shall abide by the Ashland Subdivision Rules and Regulations.
2. The Definitive Subdivision plan will be reviewed by a third party peer reviewer on behalf of the Town. Through the public hearing process many abutting properties owners brought light concerns water management on the locus. The Town of Ashland will pay close attention to all components of the hydrology and water management plans and practices.
3. The Definitive Subdivision Plan will be subject to the required permitting from the Conservation Commission.

Pursuant to Section 9.4.17 of the Zoning Bylaw, any appeal of this decision of the Board shall be made in accordance with G.L. c. 40A, § 17, to a court of competent jurisdiction.

Preliminary Subdivision Plan Approval

VOTE: APPROVED WITH CONDITIONS (5-0)

VOTE: (Y) Tricia Kendall, Chair

(A) Marcelo Arjona

(Y) Lakshmi Krishnan, Clerk

(Y) Deepa Venkat

(Y) Anna Tesmenitsky

(Y) Kevin McClean, Associate Member

(A) = Absent or not present during the entire hearing process and therefore not eligible to vote.

(NA)= Associate Member no vote cast

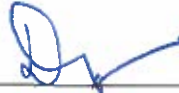
Town of Ashland Planning Board



Tricia Kendall, Chair



Lakshmi Krishnan, Clerk



Deepa Venkat



Anna Tesmenitsky



Kevin McClean, Associate Member

Filed with the Town Clerk on:

Date: 5/16/2022



Cynthia T. Livingstone, Town Clerk

I HEREBY CERTIFY THAT TWENTY DAYS HAVE ELAPSED FROM THE DATE THIS DECISION WAS FILED IN THE TOWN CLERK'S OFFICE AND THAT NO APPEAL HAS BEEN FILED.

DATE: _____

Cynthia T. Livingstone, Town Clerk