

**Ashland Planning Board Work Session
Minutes
November 19, 2014
Ashland Town Office**

Members Present: Susan MacLeod, Cheryl Cox, Fran Newton

Members Absent: Liz Cody; Gordon McCormack (absent with notice); Miriam Brown (alternate, absent with notice)

Others Present: David Toth, Norm DeWolfe

The meeting was called to order at 6:32pm by Chair Susan MacLeod.

Wetlands Amendment, Subdivision Regulations

Susan MacLeod, Cheryl Cox, Fran Newton, and Norm DeWolfe (Chair, BOS) signed a form provided by Patsy Tucker, Town Clerk, to certify the approved amended definition of “Wetlands” for the Subdivision Regulations. The form will be forwarded to the Town Clerk for her signature, also.

Zoning Ordinance Amendment Re: Junkyard

The Board reviewed definitions of junk and/or junkyard from Bristol, Laconia, Northwood and Deering. *[See attachment]* Most towns (including Ashland’s current ordinance) tailor their wording based on state regulations, primarily addressing commercial-style junkyards.

Of the samples presented, the Board was more in favor of Deering’s approach, which defines junk and distinguishes between commercial junkyards and (general) junkyards. We can use Deering’s language and restrictions (such as setbacks and screening) as a basis for discussion and adjust it to more closely suit Ashland’s landscape, needs and situation.

The Board’s purpose is to (1) address those properties that are creating health and safety hazards, eyesores and are diminishing property values, and (2) create wording that enables enforcement without being overly burdensome to property owners. Obvious health hazards are clearly covered under state health regulations and can be handled by the Health Officer, but general junk cannot necessarily be considered a health hazard.

The discussion was in preparation for consideration of the issue at Friday’s (November 21) Land Use Advisory Committee. After the Land Use Advisory Committee prepares the proposed wording, the draft would then go to a Planning Board public hearing for a warrant article to amend the Zoning Ordinance.

Updates on Other Potential or Pending Issues

- There has been no additional information from Kevin French (representing Brian Young) regarding construction of a pole-barn at the Exit 24 Storage business. (Pre-application consultation was held on September 24, 2014).
- Windows were recently being replaced at Adams Body Shop. It was questioned whether it was just a normal upkeep operation or whether there was some change in the business.
- Stacy Lucas will, at some point in the future, re-establish her Veggie Art Girl business at the former Nold property
- Elliott Dupuis has converted storage space to function space and built a new porch, but has not been to the Planning Board to address the expanded footprint in a site plan review.
- 3 Lakes Landscaping (Colby Lenentine) was at the Planning Board in February 2013 regarding a sign, and was told that he needed a special exception and variance for his sign and landscaping business in a rural residential zone. He has never gone to the ZBA.

Planning Board Membership

The Board needs to find additional new members (regular and/or alternate) to fill out the Planning Board.

Conservation Commission

Sue MacLeod met with Renee Liebert to clear up communication issues between the Planning Board and Conservation Commission. Current members of the Commission are Renee Liebert, Harold Lamos, Kathleen DeWolfe, Dan Stack and Gordon McCormack Jr.

LRPC Update

Cheryl Cox, the new Ashland commissioner representative to LRPC, updated the Board on her recent meeting with Jeff Hayes, LRPC Director. She noted that there are many benefits and services (e.g., buying groups for office supplies, salt and sand) offered by LRPC that Ashland has not taken advantage of. Norm DeWolfe is now the representative to the Scenic Byways Committee; Eli Badger is now the representative to the Transportation Technical Advisory Committee (TAC) and David Toth will be appointed as the alternate to TAC. Cheryl will keep the town informed of any other committee representation that Ashland can fill. She has the recent broadband report prepared by LRPC.

The meeting was adjourned at 7:07 pm.

Minutes submitted by Mardean Badger

BRISTOL ZO 8.68

JUNKYARD

Any area, lot, land, parcel, or part thereof used for storage, collection, processing, purchase, sale or abandonment of waste paper, rags, scrap metal or other scrap or discarded goods, materials, machinery or other type of junk, or two or more unregistered or inoperable motor vehicles that are not located in a permanent structure.

LACONIA ZO

JUNKYARD -Any business or any place of storage or deposit, whether in connection with another business or not, which has stored or deposited at the business or place: two or more unregistered motor vehicles which are no longer intended or in condition for legal use on the public highways; used parts of motor vehicles or old iron; metal, glass, paper, cordage, or other waste or discarded or secondhand material which has been a part, or is intended to be a part, of any motor vehicle, the sum of which parts or material shall be equal in bulk to two or more motor vehicles; or scrap, waste, reclaimable material or debris, whether or not stored, for sale or in the process of being dismantled, destroyed, processed, salvaged, stored, baled, disposed or other use or disposition.

NORTHWOOD

Site Plan

JUNKYARD - An open area where waste, used or secondhand materials are brought, sold, exchanged, stored, baled, packed, disassembled or handled, including but not limited to scrap iron and other metals, paper, rags, rubber tires and bottles. The term "junkyard" shall not include uses established entirely within enclosed buildings.

Development ordinance

Junk Yard:Junk Yard includes automotive recycling yards and means an establishment or place of business which is maintained, operated, or used for storing, keeping, buying or selling old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, waste, or junked, dismantled, or wrecked automobiles, or parts thereof, iron, steel, and other old or scrap ferrous or nonferrous material. It shall also mean any business and any place of storage or deposit, whether in connection with another business or not, which has stored or deposited 2 or more unregistered motor vehicles which are no longer intended or in condition for legal use on the public highways, or used parts of motor vehicles or old iron, metal, glass, paper, cordage, or other waste or discarded or secondhand material which has been a part, or intended to be a part, of any motor vehicle, the sum of which parts or material shall be equal in bulk to 2 or more motor vehicles.

DEERING ZO

Junk: Old or scrap metal, rope, rags, batteries, paper, rubber debris, trash, rubbish, waste or other scrap ferrous or nonferrous material; two (2) or more unregistered motor vehicles which are no longer intended or in condition for legal use on the public highways; used parts of motor vehicles or old iron, metal, glass, paper, cordage, or other waste or discarded or second-hand material which has been a part, or intended to be a part, of any motor vehicle, the sum of which parts or material shall be equal in bulk to two (2) or more motor vehicles; any old or scrap machinery, metal or other worn out, cast off, or discarded articles or materials ready for destruction or collected or stored for salvage or conversion to some use. Any article or material which unaltered or unchanged and without further reconditioning can be used for its original purpose as readily as when new, shall not be considered junk.

Junkyard: Any space more than 200 square feet in area, whether inside or outside a building, used for storage, keeping, processing, salvaging or abandonment of junk.

Section 3.3.4

No junk other than junk located in a commercial junkyard licensed in accordance with Section 3.3.3 shall be placed or maintained except in accordance with the following conditions:

- a) The aggregate area of any lot occupied by junk shall not exceed 200 square feet.
- b) No junk shall be located within 150 feet of any right-of-way or within 150 feet of any dwelling on abutting property.
- c) Any junk shall be substantially screened from any right-of-way and from abutting premises.