

**Ashland Planning Board  
Meeting Minutes  
September 2, 2015**

**Members Present:** Susan MacLeod (chair), Carol Fucarile, Fran Newton and Cheryl Cox.

**Members Absent:** Mardean Badger was absent with notice.

**Others Present:** Anthony Randall, Anthony Randall LLC, Daniel Muller, attorney for Dr. Donald Lester, applicant, Christopher Boldt, attorney for the abutters, Frank McBournie, Scott Bell, abutters, Kathleen DeWolfe, Normand DeWolfe, Daniel Ringelstein, property owner for 25 and 51 Main Street

The meeting was called to order at 7:00 pm by Chairman Susan MacLeod.

**DISPOSITION OF MINUTES**

The minutes for the August 5, 2015 regular meeting were reviewed. A correction was made in the minutes on page 2, second paragraph to change “chair link” to “chain link”. Fran Newton made a motion to accept the minutes as amended. Carol Fucarile seconded the motion. With all votes in the affirmative the motion passed. The minutes were accepted as amended.

The minutes for the August 26, 2015 regular meeting were reviewed. There was a correction made to the minutes on page 2, second paragraph, “invitations have been sent” to “will be sent”. Cheryl Cox made a motion to accept the minutes as amended. Fran Newton seconded the motion. With all votes in the affirmative the motion passed. The minutes were accepted as amended.

**CONTINUATION OF LESTER SITE PLAN**

The Donald Lester Site Plan Review is Case 2015-04.

The members of the Ashland Planning Board: Susan MacLeod (chair), Cheryl Cox, Fran Newton and Carol Fucarile completed a site walk of the Dr. Donald Lester property in Ashland on Tuesday, September 1, 2015 at 4:30 PM. Accompanying them were Attorneys Christopher Boldt, Daniel Muller, and abutter Frank McBournie. The details and observations of the Planning Board members can be found as attachments to this document titled **Ashland Planning Board Site Walk September 1, 2015 Appendix A and Ashland Planning Board Site Walk September 1, 2015 Appendix B.**

With the Site Walk of the Dr. Donald Lester property having been completed on Tuesday, September 1, 2015 between 4:30- 4:55 PM, and having deliberated on all presented significant points of view from the applicant, his attorney, the abutters, their attorney and all other interested parties, Cheryl Cox a member of the Ashland Planning Board made the following motion:” I make a motion to approve the application for the Site Plan referenced ‘Existing Conditions Site Plan for Donald Lester Showing Northern Lakes Veterinary Hospital, LLC, in the town of Ashland, NH Tax Map 18 Parcel 2-2, Amended August 26, 2015 by Anthony Randall, LLS and originally hand-dated by surveyor on January 8, 2015 with the following conditions:

- “Condition Precedent”: Planning Board receives DES certification of septic system’s adequacy.
- That applicant shall install additional Accoustiblok material on the outdoor chain link fence on the two sides North and South.
- Install the recommended quietfiber in the interior of the addition as recommended by the manufacturer.
- Install the berm and conifers as shown on the Site Plan submitted on Wednesday, August 26, 2015.
- “Condition Subsequent”: Verify conditions met by a Compliance Hearing in May, 2016.
- No approval becomes final until all conditions are satisfied by verification of the Compliance Hearing in May, 2016.

Susan MacLeod, chair, next addressed the receipt of a letter from Anthony Randall, LLS certifying that the present septic system on the Donald Lester property was adequate and should it fail the property owner had adequate space to replace the septic system and meet the requirements of the DES. Ms. MacLeod having met with the Town Attorney advised Mr. Randall that his letter to DES concerning the septic system did not address the requirement of DES. She advised that DES needs to be more involved. DES requires the filing of a new septic design for the Lester property and show that the new design can meet the requirements of DES should the present septic system fail. It was suggested that Mr. Randall contact Mr. Richard Deseve of DES. The Ashland Planning Board will require certification and information from Mr. Anthony Randall concerning the septic system design.

Cheryl Cox made the motion. Fran Newton seconded the motion. With four yes votes of the board the Donald Lester Site Plan Case 2015-04 was approved.

### CORRESPONDENCE

The Ashland Planning Board met with Mr. Daniel Ringelstein, present property owner of 25 and 51 Main Street. The purpose of the meeting was for Mr. Ringelstein to explain his present plans for the two properties. He was advised that if he was considering any change of use for either property he would need to appear before the Planning Board for a Site Plan Review.

The following concerns were expressed by members of the Planning Board:

- That adequate off street parking be a consideration for any future plans for the properties
- Compliance with all Safety and Building Codes of the Town
- That before any construction he confer with Steve Heath, the fire chief, to discuss the proper materials to be used as part of the construction; before the construction commences and apply for the proper building permits.
- Create a paper trail for both properties
- If considering establishing apartments at either property that there is consideration of adequate off street parking for each apartment.

Mr. Ringelstein’s plan or intention for the 25 Main Street property, formerly John’s is to renovate the property. He advised the board that he had talked with Steve Heath, that an inspection of the property had already taken place, and that the trash and dumpster would be

removed. His present plan is to keep the apartment above John's. He has installed a 2 hr. barrier of sheetrock and fire retardant paint at the property. He is still thinking about what he wants to do with the kitchen storefront at John's. He is painting the siding and trim and has gutted the interior of this property. He has sanded the floors.

At the 51 Main Street property he has yet to meet with Steve Heath concerning any changes. He knows he needs to meet safety and building codes. He has yet to meet with Bob Flanders Building Codes Officer. He would like to use this space on the third floor for a positive impact on the town. His present plan unclear at the moment, Mr. Ringelstein was advised to check back with the Ashland Planning Board as his plans go forward.

Some upcoming meetings were discussed briefly.

- The ATAC meeting will be Thursday, September 3, 6:30 PM at the Ashland Water and Sewer Department meeting room
- The Department of Transportation TAC meeting hosted by LRPC will convene on Wednesday, September 9 1-2 PM at the Ashland Fire Station
- It has come to the attention of the chair that the Lakes Region Planning Commission meeting is in direct conflict with the Economic Development Committee meeting. The solution is to appoint a member of the Planning Board separately to each committee in order to have adequate representation. Discussion of this conflict will be taken up at a future Planning Board meeting.

**The next meeting is the Board meeting, Wednesday, September 30, 2015 6:30 pm at the Ashland Town Office.**

With nothing more to come before the Board Fran Newton made a motion to adjourn. Cheryl Cox seconded the motion. The motion passed with all votes in the affirmative. The meeting adjourned at 8: 05 PM.

*Minutes submitted by Paula Hancock*