

Ashland Planning Board
Amended Minutes
July 26, 2017

CALL TO ORDER: Susan MacLeod called the meeting to order at 6:30 PM

MEMBERS PRESENT: Members present were Susan MacLeod, Mardean Badger and Leigh Sharps. Carol Fucarile was absent with notice. Erika Hebert was absent without notice.

DISPOSITION OF MINUTES

The Planning Board tabled the June 28, 2017 minutes for this meeting. They will review these minutes at their next regularly scheduled meeting. The Planning Board reviewed the July 5, 2017 Planning Board meeting minutes. After review Susan made a motion to accept the minutes as amended. Mardean seconded the motion. There was one abstention. The motion passed.

NEW BUSINESS:

Mr. Jonathan Dupuis of 10 Island Drive, Map/Lot 013-002-006, Ashland met with the Planning Board for a consultation relative to a Boundary Line Adjustment for his property. The Dupuis property is between the Deborah Holland and Cathy McCarthy properties. He explained that there was a 25' -30' swath of land that is not in use. It is the intention of Ms. McCarthy to sell this swath of land to Mr. Dupuis. The dimensions of the McCarthy property (M/L 013-002-005) are:

- 16,000 square feet. This is the largest piece of property
- McCarthy could take 25' from the front of her property and sell the piece of property to Mr. Dupuis to make Mr. Dupuis' property more conforming
- The McCarthy property has 175' of road frontage. Since she is in the Squam Lake Overlay, her property road frontage can't be less than 150'.

The Dupuis property is:

- 10,000-11,000 square feet
- Less than 100' of road frontage; 90-102' along the river side of the property
- The Dupuis property has not been surveyed

The Boundary Line Adjustment Plan needs to:

- Show both lots: Dupuis and McCarthy
- Plan must show new conformation
- Since the McCarthy property has been surveyed no changes to plan can be made by owners
- Surveyor can change the boundary line of the properties by surveying the Dupuis property and make the boundary line change
- If the boundary line adjustment decreases the McCarthy frontage to less than 150' then both property owners need to come before the Zoning Board of Adjustment.

Mr. Dupuis needs to submit an Application for Subdivision to the Planning Board for a Public Hearing

- The surveyor will have a list of all Dupuis property abutters names
- Abutters should include the neighbors across the street from the Dupuis and McCarthy.

- The one lot line adjustment application can be submitted for both property owners as co-applicants.
- The surveyor of both the Dupuis property and the McCarthy property needs to be notified that his survey is being presented.
- If the Dupuis use the McCarthy surveyor that surveyor can research his survey of the McCarthy property.
- Ms. McCarthy can designate her surveyor as her agent and not need to appear herself
- Mr. Dupuis will attend to answer any questions from the Planning Board
- Certified letter notification of all abutters deadline is August 9 to be put on the agenda for a Public Hearing for the September 6, 2017 meeting.
- The application needs to be submitted two weeks before the meeting
- The submission dates and Planning Board meeting dates can be found on the Planning Board website

The Planning Board briefly reviewed the warrant articles they want to submit to the Town Meeting for 2018. The warrants discussed were:

- Article 4.7 relative to the size of signs for bed and breakfast businesses in Ashland.
- Article 10 is relative to the definition of the signs.
- Planning Board reviewed briefly the Municipal Association regulations relative to signage
- Need to submit a warrant article relative to Severability. The Planning Board needs to be exact in the wording of the definition of Severability.
- Make more space between each warrant article to avoid any confusion in wording or article
- Submitted by Planning Board and the date of the submission should appear on the final document submitted to the Town.

Susan advised the Planning Board that she was in receipt of an email from Frank Army from 25 Country Club Road in Gilford representing the firm of Atlantic Valuation Consultants of Gilford, NH. His email was relative to the query of which Commercial Zone was the property at 162 Main Street, Ashland (M/L 004-002-026) known as the Mobil Station located? This property falls in Commercial Zone 2. Commercial Zone 2 allows for larger and bigger signage. The Planning Board needs to cross check the several zones in Ashland. If Mr. Army or his client leases or buys the Mobil Station property, he/she needs to come before the Planning Board for a Site Plan Review.

The Planning Board needs to send a memo to the Board of Selectmen notifying them of the new business that has been leased at 51 Main Street (M/L 017-006-013). The new business deals with used appliances. The memo needs to be sent to the Board of Selectmen and then sent on to the Building Inspector. Steve Heath would like to know if this new business is repairing these used appliances. He would like to know if electricity is being used and if the wiring in the building is of sufficient voltage to accommodate these repairs. The owner of the property, Justin Gregoire of Tesla Properties, needs to be contacted. Mr. Gregoire needs to come before the Planning Board for a Site Plan Review Waiver. A sign permit will be required for a new sign for the new business. He needs to deal with the change of tenant. There is an ongoing issue concerning the driveway and parking area at the rear of 51 Main Street between the owner of 51

Main Street and the owner of Mt. Laurel Flower Shop.

David Page came before the Planning Board relative to a nano-brewery, White Mt. Brewery off Winter Street in July, 2014. Originally he came before the Planning Board because his business site was going to manufacture beer. It was mainly manufacturing and the selling sites for his brewery product were in other locations. The 2014 Planning Board meeting minutes' reference to a tasting room on the premises of the nano brewery. Presently he is in the process of renovating his Winter Street premises to enlarge a tasting room for his brewery. He wants to add seating for his enlarged tasting room. He is presently advertising his tasting room for the public to come to his premises for tasting. If this were to happen he would need to come before the Planning Board to discuss the enlargement of the room and the additional seating. There is a regulation that specifies only a certain number of seats can be put in before the establishment would have to serve food with its beer. He would need to deal with parking spaces dependent on the number of people that come to his establishment to taste beer. Mr. Page would need to submit an Application for a Site Plan Review Waiver to the Planning Board. With a waiver the Planning Board could then question him about his wanting to buy the parking lot behind his establishment off Winter Street. Mardean will include this issue in her memo to the Board of Selectmen.

The Planning Board discussed briefly the preliminary budget issues the Planning Board would like to bring before the Budget Committee for the 2018 budget. The Planning Board wants to bring before the Budget Committee the following issues:

- The breakout of the applicant fees imposed. These fees are separate from the Planning Board's general fund. The Planning Board would like to know the exact amount of revenue from these application fees and that case expenditures come from this accounting line, not the appropriated funds.
- To request the proper funding for a Land Use Assistant for the Town Office. The Conservation Commission, the Zoning Board, the Planning Board and the Board of Selectmen feel that a Land Use Assistant is a position that is presently lacking in local town government and would be an asset to assist the above mentioned town departments.

The Planning Board discussed the creation of a subcommittee comprised of representatives from the Planning Board, the Water and Sewer Commission, and the Conservation Commission relative to the creation of an Aquifer Protection Ordinance for the Ashland wellhead and adjacent groundwater aquifer. The initial meeting is scheduled for the morning of August 9 at 9 AM with the above representatives with Mike Izard of LRPC. Mardean Badger and Leigh Sharps will represent the Planning Board on the subcommittee. Mardean will contact David Toth, chair of the Water and Sewer Commission about the subcommittee as well as talk with him about a meeting between the Planning Board and the Water and Sewer Commission as to the Commission's needs relative to the writing of the new ordinance.

The Board discussed an upcoming Municipal Law Lecture Series relative to groundwater protection. The Series will be in Concord on Saturday, October 14, 2017. We need to register in advance. Registration is presently open for this event. The event will take place at the NH Municipal Association Conference Center behind Steeplegate Mall.

The Economic Development Committee and the LRPC will have no updates until sometime in

the fall.

The Board briefly discussed their project with the Heritage Committee relative to the photographing of free standing barns in the Ashland area. The pictures will be uploaded to the website. The research and the pictures can then be given to the property owners involved to add to the history of their property. This project has no impact on the local town tax structure.

ADJOURNMENT:

A motion was made and seconded to adjourn. The meeting adjourned at 7:35 PM. The next Planning Board Meeting will be Wednesday, August 2, 2017 at 6:30 PM. at the Ashland Elementary School Library.

Minutes submitted by Paula Hancock