

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, August 2, 2017**

CALL TO ORDER:

Susan MacLeod, chair of the Board, called the meeting to order at 6:30 PM.

MEMBERS PRESENT:

Members present were Susan MacLeod, Mardean Badger, Leigh Sharps, Carol Fucarile and Fran Newton.

OTHERS PRESENT:

Members of the public present were David Toth, Alan Cilley and Christine Cilley.

DISPOSITION OF MINUTES:

The Planning Board meeting minutes for June 28, July 5 and July 26 were tabled for this meeting. They will be reviewed at the Planning Board's next regularly scheduled meeting.

NEW BUSINESS:

David Toth and Alan Cilley came before the Board to discuss their upcoming Site Plan Review Public Hearing scheduled for next month. They came to discuss the new Septage Receiving Station Site Plan and to answer questions they had about the project prior to their presentation. Alan Cilley and David Toth brought copies of the Site Plan for review by the Board. They made the following points:

- There will be one building containing all the electrical components of the project. This building will be built 4' from the proposed main Septage Receiving Station building.
- Since the Septage Receiving Station is being built on Town property there needs to be a Public Hearing.
- The Planning Board will make recommendations to the Selectboard relative to the project
- The present building will be torn down and the new building will be built in its place.
- The new Flume will be built where the existing Flume is now to make enough room for traffic flow to the Plant.
- The present building does not meet the setback regulations
- The new building does not meet the side setback regulations
- The Selectboard has the authority to waive the setback regulations
- The new building will be larger than the present building and constructed of steel
- David and Alan were advised to notify all abutters with certified notifications. They were advised to notify the Town of New Hampton since one of the abutters is a private property owner in the Town of New Hampton.
- The new equipment being installed in the new building will be able to remove material that in the past clogged the equipment. This collected material will be able to be bagged and taken off site for which the Sewer Department will be paid. The new equipment will be able to be moved out into the yard for easier cleaning.
- Since the new building has a driveway running adjacent to the public roadway; and the building fronts on abutters properties the new building meets the 35' front setback regulation
- The Commissioners were empowered in 2000 to go forward with the present project without having to have a town vote
- The Commissioners have enough finances to complete the project through Capital Reserve and a grant.

The Planning Board and the Commissioners discussed the creation of a subcommittee with

representatives from the Planning Board and the Water and Sewer Department relative to writing an Aquifer Protection Ordinance. The Water and Sewer Commissioners were asked to bring any supporting information they might have for the new ordinance. There is specific language pertaining to groundwater protection in the present Master Plan. The DES has a model Groundwater Protection Ordinance to use to write our ordinance. The subcommittee will meet with LRPC to discuss all options open to the town in creating an ordinance. Grant monies are available to pay for LRPC's participation in the discussions. A representative of the Conservation Commission will also be invited. The subcommittee representatives don't want the ordinance to be too restrictive going forward. The subcommittee needs to review the access to the aquifer and wellhead site.

Mardean drafted a memo to the Selectboard relative to the property at 51 Main Street. It requests that the Selectboard determine the owner Justin Gregore's intention for the property. It requests that the Code Enforcement Officer tour the property to see if the property owner is meeting all regulations for the property. It requests that the Code Enforcement Officer inform the property owner that he or she must come before the Planning Board for change of use.

Susan advised the Board that the Gamil's Restaurant, a local restaurant, will not open for the season as planned. The present owner is using the kitchen of the restaurant to cook food items that he then sells at several farmers markets in the area.

The Board discussed the nano-brewery, the White Mt. Brewery, off Winter Street. On July 2, 2014 the Planning Board approved the business. At that time the owner advised that he intended to put in a tasting room on the brewery premises. He emphasized at the time that the site would be used mainly for the manufacture of beer and would be distributed through other local venues. The owner is now in the process of expanding the area of the tasting room. Susan received a Site Plan Review application from the owner of the White Mt. Brewery on Monday, July 31, 2017. The Board made the following points:

- With the expansion of the tasting room the owner needs to come before the Planning Board for a Site Plan Review
- With the additional seating being planned in the expanded tasting room the issue of adequate parking needs to be addressed
- With the additional seating being planned the issue of being required to serve food with the beer needs to be addressed. The issue of having the proper permits for the business needs to be discussed
- Since the brewery now needs to serve food the owner needs to have a restaurant license. With a restaurant license the owner needs to install a kitchen.
- With the serving of alcohol to the public the owner needs to obtain a liquor license
- The present leasee of the property needs a Letter of Authorization signed by the present owner in order to be the owner's agent and speak to the Board on the owner's behalf
- The Planning Board needs to know: the address of the Railroad abutter for proper certified notification; a signed Letter of Authorization from the property owner; ask him about his hours of operation, parking for the business, and proper signage for the business

Susan received a phone call from Mr. Eckert, a wholesale auto dealer, who appeared before the Planning Board relative to a wholesale auto dealership in Ashland. He explained that he had some issues relative to being able to open his auto dealership in Ashland. Susan suggested that he contact Beno Lamontagne who deals with new business owners in the State.

The Board briefly discussed several budget issues relative to the Planning Board's budget to be

presented to the Budget Committee in the near future.

It was brought to the attention of the Board that the residence at 249 River Street does not have the required building permit, DES permit and no required fence between the residence and the river with the construction of a new wrap-around deck on the residence. The Planning Board will send a memo to the Selectboard to request a list of building permits issued on a monthly basis from the Building Inspector.

ADJOURNMENT:

A motion was made and seconded to adjourn. With all votes in the affirmative the meeting adjourned at 8:15 PM. The next meeting of the Planning Board will be Wednesday, August 23, 2017 at 6:30 PM at the Ashland Elementary School library.

Submitted by Paula Hancock