

**Ashland Planning Board
Meeting Minutes
Wednesday, January 10, 2018**

CALL TO ORDER: Susan MacLeod, Chair of the Ashland Planning Board, called the meeting to order at 6:30 PM.

MEMBERS PRESENT: Members present were Mardean Badger, Susan MacLeod and Leigh Sharps.

OTHERS PRESENT: Others present were Kathleen DeWolfe, Maurice Guyotte, and Mo Lafreniere, representative for Alex Ray.

DISPOSITION OF MINUTES:

The minutes from the Ashland Planning Board meeting on Wednesday, January 3, 2018 were tabled for this meeting. The minutes will be reviewed by the Planning Board at a future meeting.

PUBLIC HEARING:

Susan MacLeod, Chair of the Planning Board, opened a Public Hearing with regard to amendments to the Zoning Ordinance at 6:30 PM. Mardean Badger made a presentation of the Groundwater Protection ordinance. She made the following points.

- The subcommittee organized to discuss the Groundwater Protection Ordinance was comprised of Mardean Badger, Leigh Sharps, David Toth, Alan Cilley, Eli Badger and Amanda Loud. The committee worked with Mike Izard of LRPC.
- The subcommittee agreed on a scenario that identified a specific zone. This zone was agreed on by DES and confirmed by Emery and Garrett.
- Ashland is located on a large aquifer that includes 2.7 miles within the boundaries of the Town of Ashland.
- The Protection Area of the Ordinance includes: The Water and Sewer Department Treatment Plant, the wellfield, the Carol Currier property, two properties owned by Alex Ray, the Comfort Inn and their parking lot, 2 private residences on West Street, Hiltz Construction Company, Exit 24 Storage and The Common Man Commons.
- All present uses of the inclusive properties are not affected by this Protective Ordinance.
- 60% of towns and municipalities in our area have a Groundwater Protection Ordinance.
- The Groundwater Protection Ordinance is intended to protect Ashland's drinking water.
- Ashland needs to protect the Owl Street aquifer with a Groundwater Protection Ordinance in the future.
- The Protection Ordinance does not change the present zones.
- The Ordinance adds layers to protect and monitor our aquifer.
- The ordinance protects the zone from large corporate development within the protection area.
- The ordinance will be added to the Planning Board's Site Plan Review checklist when considering Site Plans going forward.
- The ordinance will be a separate ballot and will be voted on at our March, 2018 Town Meeting.

The Planning Board reviewed zoning ordinances to come before Town Meeting in March. The following points were made:

- Section 4.7 amends language relative to signs on bed and breakfast premises.
- A new article 10 (severability) states that if any part of this ordinance is found to be contrary to the law, does not invalidate the rest of the ordinance.
- Article 10 becomes Article 11 and amends the definition of sign.

Susan MacLeod closed the Public Hearing at 7:00 PM.

Maurice Guyotte, present owner of the former Northway property (M/L 004-002-030) 130 Main Street in Ashland. He came before the Ashland Planning Board for a Site Plan Review Waiver Application. The following points were made:

- He was advised that the overhang portion of the building is within the footprint of the building and within the setback of the building.
- The plan is to enclose the existing drive-through area.
- The property will be used for office space and storage.
- The long term plan is to construct an additional building toward the rear of the property.
- Mr. Guyotte needs a permit for his business sign.

Leigh Sharps made a motion to accept the Application for a Site Plan Review Waiver. Mardean Badger seconded the motion. With all votes in the affirmative the motion passed. Leigh Sharps made a motion to approve the Site Plan Review Waiver. Mardean seconded the motion. With all votes in the affirmative the motion passed.

Barry Gaw, representing EHFAR, came before the Ashland Planning Board to discuss the release of a bond to complete the paving of Leavitt Hill. At the conclusion of the discussion, Mardean made the motion to withhold \$55,000 and release \$46,805 of the bond. Leigh Sharps seconded the motion. With all votes in the affirmative the motion passed.

ADJOURNMENT:

Leigh Sharps made a motion to adjourn. Mardean seconded the motion. With all votes in the affirmative the motion passed. The meeting adjourned at 7:35 PM.

Minutes submitted by Paula Hancock