

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, January 24, 2018**

CALL TO ORDER: Susan MacLeod called the meeting to order at 6:32 PM.

MEMBERS PRESENT: Mardean Badger, Susan MacLeod, Leigh Sharps.

OTHERS PRESENT: Yvonne Downes and Jennifer White

DISPOSITION OF MINUTES

The minutes from the January 3, 2018 Planning Board meeting were reviewed by the Planning Board. After review Mardean made a motion to approve the minutes as amended. Leigh Sharps seconded the motion. With all votes in the affirmative the motion passed.

The minutes from the January 10, 2018 Planning Board meeting were reviewed by the Planning Board. After review Mardean made a motion to approve the minutes as amended. Leigh Sharps seconded the motion. With all votes in the affirmative the motion passed.

NEW BUSINESS

Ms. Yvonne Downes came before the Planning Board for a pre-application consultation for a Site Plan Review for vehicle sales at 6 Mill Pond Lane, (M/L 017-005-003). Jennifer White explained that Ms. Downes would like to sell used vehicles from her property. She and her son had a vehicle dealership in the Belmont area. Due to circumstances Ms. Downes has had to put this dealership idea on hold. The license for the dealership will expire in March, 2018. Ms. Downes would like to retain ownership of the dealership license.

As a result of the discussion the following points were made:

- Ms. Downes lives on the property.
- Ms. Downes would like to put office space in her home. She would like to put her dealership license on the wall in the office space.
- She would like to see the property retain its residential look.
- Ms. Downes would like to use her garage to store car(s) which she would then sell.
- She will only sell cars; there will be no vehicle repairs or a mechanic.
- This is a temporary/transitional circumstance until the dealership in Belmont can be resolved.
- Ms. Downes sees this sale of vehicles as supplemental income for herself.
- There would be no drive by or walk-in business. The vehicles would be sold on Craigslist.
- The property is in a rural residential zone. The property was used at one time as a motorcycle repair shop, but the property has been used for other reasons since then so is not grandfathered.

The Planning Board had the following concerns:

- Would like to see fewer cars on the property.
- Traffic concerns for business.
- Talk to neighbors about their concerns
- Ms. Downes was advised to go online and download a home occupation application; fill it out and email to the Planning Board or take it to the Town Office.
- The Planning Board needs to sign off on this application.
- Ms. Downes needs to contact the Building Inspector to obtain a sign permit.

CORRESPONDENCE

Susan MacLeod received correspondence requesting a Voluntary Merger of the Philip Preston property. The Philip Preston property that is presently owned by the Lakes Region Conservation Trust. The Lakes Region Conservation Trust has requested the merging of 8 parcels of land into one property. The 8 parcels are as follows:

- 24-1-1
- 24-1-2
- 24-2-1
- 24-3-2
- 25-2-1
- 25-2-2
- 19-2-4
- 20-1-5

A Voluntary Merger does not require a vote by the Planning Board.

The Planning Board discussed present laws and regulations relative to grandfathering a property. The Planning Board were reviewing these laws and regulations relative to an upcoming case of 61 Thompson Street (M/L 15-002-002). The property is presently owned by Mr. Kevin Dunn who is represented by Atty. Patrick Wood.

The Planning Board reviewed the prior use of the property at 61 Thompson Street. The Planning Board does not see that the present use of the property is grandfathered. The Board reviewed several laws and regulations relative to land use laws written by Attorney Bernie Waugh, an expert on land use law. The following points were made:

- A property is grandfathered if commercial use was established before the introduction of zoning in the community and as long as the established commercial use continues.
- Natural expansion of the original use is allowed.
- The property was grandfathered when there was a business on the property relative to the maintenance of washing machines and washing machine motors. This property owner sold the property and moved on.
- The property received a Special Exception from the Zoning Board of Adjustment for the property to remain a commercial property.
- The property should have received a Special Exception for former property owners Hiltz Construction, a local bookkeeper office and Latulippe Construction appear to have no record of a Special Exception.
- The present use of the property has changed dramatically
- Mr. Dunn will need to apply for a Special Exception from the Ashland Zoning Board of Adjustment in order to be able to apply for a Site Plan Review from the Planning Board.
- Mr. Dunn may request a joint meeting of the Ashland Zoning Board of Adjustment and the Ashland Planning Board.
- The Planning Board needs to create a timeline on the property at 61 Thompson Street. It can be created from old property cards at the Town Office and other documentation relative to the former uses of the property as far back as the Town has documentation.
- Mr. Dunn is presently living on the property. There apparently have been 1-2 apartments on the property in the recent past.
- Create a timeline of former owners and former uses of the property as far back as the town has documentation.

- The Planning Board was notified that Mr. Dunn was not ready to come before the Planning Board in January. He is preparing a full Site Plan Review.
- The Planning Board needs to address the concerns of abutters of the property

There was a correction relative to the bond held by the Planning Board for EHFAR. The correction is to withhold \$55,000 and release \$48,000 of the bond.

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