

**Ashland Planning Board  
Amended Meeting Minutes  
Wednesday, September 19, 2018**

CALL TO ORDER: Mardean Badger, Chair of the Planning Board, called the meeting to order at 6:33 PM.

MEMBERS PRESENT: Mardean Badger, Susan MacLeod, Leigh Sharps

OTHERS PRESENT: Alan Cilley, Christine Cilley, Attorney John McCormack, Joseph Green, representing Haffner's Energy North Group

DISPOSITION OF MINUTES

The Planning Board reviewed the Wednesday, September 5, 2018 minutes. Susan MacLeod made a motion to accept the minutes as amended, seconded by Mardean Badger. The motion passed 2-0-1.

NEW BUSINESS

MOBIL SERVICE STATION, 162 Main Street (T/M/L 004-002-026)

The Planning Board met with Attorney John McCormack representing Haffner's Energy North Group (HEG) to consider a request for a Waiver for a Site Plan Review for the Mobil Service Station property at 162 Main Street (T/M/L 004-002-026). Attorney McCormack advised that HEG has entered into an agreement to purchase the gas station, convenience store and car wash at 162 Main Street, the closing date being Thursday, September 20, 2018. There are no changes anticipated to be made to the property. All permits and approvals have been obtained for the property. Attorney McCormack also presented and reviewed a site map of T/M/L 004-002-026 as it is currently configured. HEG is coming before the Planning Board for a Waiver of Site Plan Review for a change in ownership.

The Planning Board was in receipt of an email from Matthew LaLone, General Counsel of Haffner's HEG, notifying the Planning Board of the purchase of 162 Main Street by HEG. The email statement dated September 11, 2018, was read into the minutes:

*"This letter is intended to confirm that HEG Inc. (an affiliate of Energy North Incorporated) has entered into an agreement to purchase the gas station, convenience store and car wash property located at 162 Main Street, Ashland, NH (the "Property"). We intend to simply acquire the Property and keep it in its current configuration, traffic flow pattern and present use. We are not contemplating any changes to the Property at this time.*

*We do understand that if we desire to make changes to the current site plan that we would need to follow the process and procedures set forth in your September 6, 2018 to Michelle Wagner.*

*We strongly believe that no change of use is occurring by virtue of our acquisition of the Property and we seek a waiver of any site plan review request triggered by the mere change in title to the Property."*

Following the informal consultation and consideration of provided documentation, Leigh Sharps made a motion to approve the Waiver of Site Plan Review contingent on the submission of the Site Plan Review Waiver form to be filed before the closing on the property. Susan MacLeod seconded the motion. The motion passed 3-0. A Site Plan Review Waiver form was completed and submitted by the Haffner's HEG representative, Joseph Green. HEG was advised that next spring a new sidewalk will be constructed from Gordon Street to West Street which will include all crosswalks and tip downs.

DON LATULIPPE 580 NORTH ASHLAND ROAD (T/M/L 008-001-001)

Don Latulippe was scheduled to meet with the Planning Board for an Excavation Permit Renewal

consultation. The Planning Board will meet with Don Latulippe at a future meeting.

QUINCE TREE PROPERTIES, LLC 51 MAIN STREET, (T/M/L 017-006-013) (Anthony Adamsky)

At the September 5 meeting, Anthony Adamsky, owner of 51 Main Street, (M/L 017-006-013) came before the Board to submit a Site Plan Review application for a change of tenant. Mr. Adamsky will be renting the storefront at 51 Main Street to Susan Corbett who will be opening an art gallery/consignment retail space named Plumb. There have been no changes to the interior of the space. The only modifications will be to update the interior lighting.

Susan made a motion to accept the Site Plan Review Application as submitted. Leigh Sharps seconded the motion. The motion passed 3-0. Susan made a motion to approve a Waiver of the Site Plan Review for a change in tenant and to waive the abutters notifications, fees and full Site Plan Review. Mardean seconded the motion. The motion passed 3-0.

MS. SHELLEY RANDALL, 356 OWL BROOK ROAD, ASHLAND (M/L010-004-011)

The Planning Board was in receipt of an email from Jamie Lyford of Owl Brook Road raising concerns about the property at 356 Owl Brook Road owned by Ms. Shelley Randall. The property lies in both Holderness (M/L 238-007-000) and Ashland (M/L 010-004-011). The concern was the apparent enlargement of the parking area on the property, renovations to the barn and the cutting of trees on the property on the edge of a specified scenic road. On May 23, 2018 the Planning Board denied Ms. Randall's application for a home occupation (yoga classes in the barn) in a rural residential zone for the following reasons:

- Multiple classes, number of cars, and parking needs are beyond the scope of a home occupation.
- Ms. Randall needs a complete Site Plan Review with the Planning Board for a commercial business in the Rural Residential zone, with particular attention to parking and traffic.
- Ms. Randall needs to go to the Zoning Board of Adjustment for a Special Exception for a commercial business and parking in the Rural Residential zone.

The Planning Board will request the Code Enforcement Officer to inquire about the present and future use of the property, particularly the barn.

On Saturday, October 20 the NHMA will sponsor the 2018 Municipal Law Lecture Series in Concord. Three lectures will be presented: Planning Board Fundamentals; How to Read a Survey Plan and the Professionals Involved; and Solar Power and Land Use. Leigh and Mardean are planning to attend.

The Lakes Region Planning Commission Meeting of the commissioners is scheduled for Monday, September 24.

The Economic Development Committee did not meet for lack of a quorum.

The Board will review a portion of the ordinances pertaining to sign regulations contained within the Zoning Ordinances at their next scheduled meeting.

ADJOURNMENT:

Leigh Sharps made a motion to adjourn. Susan seconded the motion. The motion passed 3-0. The meeting adjourned at 7:30 PM. The next Planning Board meeting will be Wednesday, October 3, 2018 at 6:30 PM at the Ashland Elementary School.

*Submitted by Paula Hancock*