

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, May 22, 2019**

CALL TO ORDER: Mardean Badger, Chair of the Board, called the meeting to order at 6:34 PM.

MEMBERS PRESENT: Mardean Badger, Susan MacLeod, Kathleen DeWolfe

OTHERS PRESENT: Eli Badger, Ed Bernard, David Page, Barry Gaw, Melody Norris, Kaitlyn Morse, Land Use Assistant and Paula Hancock, Recording Secretary

DISPOSITION OF MINUTES

The Board reviewed the Wednesday, May 1, 2019 minutes. Kathleen DeWolfe made a motion to accept the minutes as revised. Susan MacLeod seconded the motion. The motion passed by a 3-0 vote.

30 MAIN STREET (T/M/L 016-009-012)

Ed Bernard, agent for the new owner of the laundromat at 30 Main Street, came before the Planning Board because of a change in ownership. The business will remain as a laundromat. Mr. Bernard was given the form for a Waiver of a Site Plan Review. He will complete the form and return it to the Town Office for the Planning Board.

OWL BROOK MOBILE AUTO DETAILING 227 OWL BROOK ROAD (T/M/L 010-003-035)

The Planning Board reviewed a Home Occupation Application submitted by Jamie Lyford for his Owl Brook Mobile Auto Detailing business. Susan MacLeod made a motion to accept and approve the Home Occupation Application as presented. Kathleen DeWolfe seconded the motion. The Board approved the Home Occupation Application (HOA #2019-02) for Owl Brook Mobile Auto Detailing by a 3-0 vote.

EHFAR PAVING OF LEAVITT HILL ROAD

Barry Gaw for EHFAR came before the Planning Board to discuss the bond for EHFAR in the amount of \$55,000 to be released upon completion of the paving of Leavitt Hill Road with the following conditions as previously set:

- Sealing of all road cracks appropriately and final paving of Leavitt Hill
- Reset of the manholes on Leavitt Hill
- Stabilization of the manholes on the structures
- All manholes will be leveled
- Proper driveway aprons will be constructed
- All final work will be approved by the Water and Sewer Department and the Public Works Department

Mr. Gaw advised that R & D Paving is presently on notice to complete the paving project. R & D Paving advised him that they can complete the Leavitt Hill Project by late July or early August, 2019. Mr. Gaw advised the Board that he estimates that the completion of the paving project will cost

\$52,000. He will forward the final estimate to the Board. The lower portion of the project from the fire hydrant to the beach house will be paved with the Town paying for the materials. The \$55,000 bond for EFHAR will be held until the Leavitt Hill Paving Project has been completed. The Board required that the project be completed this summer.

WHITE MOUNTAIN BREWING COMPANY 50 WINTER STREET, (T/M/L 018-001-010)

David Page of White Mountain Brewing Company at 50 Winter Street, (TML 018-001-010) came to the Planning Board to discuss the need for a Site Plan Review for his business. The property at 50 Winter Street is owned by Jeff and Linda Reale.

The original Site Plan for 50 Winter Street was approved by the Planning Board at their July 2, 2014 meeting. In 2017 Mr. Page came before the Planning Board with a plan for a site expansion. The expansion plan was approved by the Planning Board.

On Monday, May 20, 2019 the Ashland Selectboard made the following motion: to approve live entertainment inside and alcohol served on the patio. The vote was 4-0 in favor.

On Wednesday, May 22, 2019, Susan MacLeod made the following motion: to require an Application for a Waiver of a Site Plan Review for expansion of use which includes the added extension of the building in front and the patio. Kathleen DeWolfe seconded the motion. The motion passed by a 3-0 vote. David Page will complete the form and return it to the Town Office for the Planning Board. He also has plans to create an outdoor entertainment venue for next year and was advised that it will need a full site plan review.

GARY'S CHIMNEY SERVICE 87 THOMPSON STREET (T/M/L 015-002-006)

Melody Norris came before the Planning Board with a Home Occupation Application for Gary's Chimney Service. The Board reviewed the Home Occupation Application. Kathleen DeWolfe made the following motion: to accept and approve the Home Occupation Application (HOA #2019-03) as presented. Susan MacLeod seconded the motion. The motion passed by a 3-0 vote.

UPDATES

- The Board has had no response from the Pares, owners of 47 Main Street, regarding approval of the new tenant in their commercial space. And there has been no response from Samusa (83 Depot Street) regarding change in ownership of the veterinary hospital.
- Mr. Kirby, owner of 146 Main Street, has contacted the Board concerning a Waiver of a Site Plan Review.
- The Building Inspector has scheduled an inspection of the Yoga Studio at 356 Owl Brook Road.
- A potential purchase of the former liquor store has fallen through.
- Judy Smith of Mill No. 3 will meet with the Board at their June 5 meeting.
- The Board discussed 16-18 Riverside Drive property. Concerns about construction at this property have been forwarded to the Building Inspector/Code Enforcement Officer.
- The Water Quality Advisory Committee met recently. The Committee reviewed a summary document. It was felt that there was extensive data which still needed to be added to the proposed final document before its submission deadline in September 2019.
- Fran, Mardean, Kaitlyn and Al attended the Code Enforcement Conference. The discussion

centered on the code enforcement process. It was recommended that towns have a sequential process for notification of violations. Both the District Court (faster resolution, less expensive) and the Superior Court (lengthier, more expensive process) can be a final step in the process. There was an extensive discussion of the regulation of junkyards. Ashland needs to review and update the language of their junkyard ordinance..

- The Board has a template of a proposed Earth Excavation regulation. It can be used to update our regulations as we compare it with our 1981 version.

The Board was advised that there is a proposal to re-establish a Land Use Advisory Committee established to bring together heads of the Selectboard, Police Department, Fire Department, Code Enforcement Officer, Building Inspector and Land Use Assistant. They will meet monthly as a departmental meeting to share information about on-going issues.

The Board will discuss the Home Occupation Revisions at their Wednesday, June 5, 2019 meeting. The Board would like the language “ Approval of a Home Occupation goes with the person of the home occupation and not the property” to appear in their Home Occupation Revisions.

ADJOURNMENT

A motion was made and seconded to adjourn. The meeting adjourned at 8:05 PM. The next meeting will be Wednesday, June 5, 2019 at 6:30 PM at the Ashland Elementary School Library.

Submitted by Paula Hancock