

**Ashland Planning Board
Draft Meeting Minutes
Wednesday, June 5, 2019**

CALL TO ORDER: Mardean Badger, Chair of the Planning Board, called the meeting to order at 6:30 PM.

MEMBERS PRESENT: Mardean Badger, Susan MacLeod and Kathleen DeWolfe

OTHERS PRESENT: Judy Smith, Tim Smith, Jennifer Morris and Chris Buckley

DISPOSITION OF MINUTES

The Board reviewed the minutes from the May 22, 2019 Planning Board meeting. Kathleen DeWolfe made a motion to accept the minutes as corrected. Susan seconded the motion. The motion passed by a 3-0 vote.

39 WINTER STREET (MILL NO. 3) (T/M/L 017-004-020)

Jennifer Morris and Chris Buckley came to the Planning Board to discuss becoming a full-time tenant of a 2,000 square foot space at 39 Winter Street (Mill No. 3) (T/M/L 017-004-020). Ms. Morris presently owns a fitness business named Wild Heart Yoga Adventures. Ms. Morris sees her present yoga business becoming a component of a larger vision. The new vision includes taking ½ the space and opening a coffee/tea/juice shop. The coffee shop would then become a coffee cafe and workers space with wi-fi and printer service. The building currently has 17 designated parking spaces and uses neighboring parking spaces by agreement. **Tim and Judy Smith, owners of Mill No. 3, were given applications for a Waiver of a Site Plan Review, for the new yoga business and for Owl Brook Builders.** The **two Applications for a Waiver of Site Plan Review were submitted during the meeting and will be considered for approval** at the next Planning Board meeting.

146 MAIN STREET (T/M/L 004-002-029) – WSPR #2019-04

The Board received an Application for a Waiver of a Site Plan Review from Richard Kirby. Mr. Kirby is the owner of 146 Main Street (T/M/L 004-002-029). The **tenant** Zeai Bakery is a wholesale bakery which bakes on premises and delivers its product to restaurants and other locations. **The Planning Board had previously approved a site plan for a bagel bakery and shop at the same location.** Susan MacLeod made a motion to accept and approve Mr. Kirby's Application for a Waiver of Site Plan Review. Kathleen DeWolfe seconded the motion. The motion passed by a 3-0 vote.

30 MAIN STREET (T/M/L 016-009-012) – WSPR #2019-05

The Board received an Application for a Waiver of a Site Plan Review from Commercial Properties, owners of the laundromat at 30 Main Street (T/M/L 016-009-012). Ed Bernard is the agent for the owners. **The location will continue to be a laundromat on the ground floor and apartments above.** Susan MacLeod made a motion to accept and approve the Application for a Waiver of a Site Plan Review for 30 Main Street. Kathleen DeWolfe seconded the motion. The motion passed by a 3-0 vote.

47 MAIN STREET (T/M/L 017-006-017)

The Board will send a letter to the Pares, owners of 47 Main Street (T/M/L 017-006-017) emphasizing that there has been a change in tenant. **The letter will include** an Application for a Waiver of Site Plan Review **which must be submitted to the Planning Board for approval.**

CORRESPONDENCE

The Board received a notice from the Bristol Planning Board notifying them of a Public Hearing on Wednesday, June 12 at 7:00 PM at the Bristol Town Hall. The Public Hearing is for Vertex Tower Assets LLC (a personal wireless service facility). Vertex Tower Assets LLC proposes to build a cell tower. The Board was contacted as an abutter. The Board has no comment on the proposed project.

The Board received a notice from the Plymouth Planning Board of a Public Hearing on Thursday, June 20 at 6:30 PM at the Plymouth Town Hall. The Public Hearing will deal with the Ambrose Brothers Inc. and their proposed expansion of their sand and gravel pit in Bridgewater across from the Bridgewater Power Plant. The expansion will include a portion of the sand and gravel pit moving over the town line into Plymouth. Ashland was notified of the Public Hearing because the proposed project would have a regional impact. The Ashland Board's concerns about the proposed project is anticipated noise, particle emissions from the site and the site's proximity to the Pemi River. The Board had a concern about a more general notification of residents on North Ashland Road. The residents are ~~abutters~~ **neighbors** to the proposed project.

COMMERCIAL EARTH EXCAVATIONS REGULATIONS REVIEW

The Board reviewed the Commercial Earth Excavation Regulations. The Board will discuss and review this document in more detail at their next meeting.

HOME OCCUPATION REVISIONS

The Board reviewed the current Home Occupation Revisions. The Board made the following changes to their Home Occupation Revisions:

- A home occupation shall not be interpreted to include dining facilities, lodging or transient housing, convalescent homes, mortuary establishments, garbage and waste hauling services, animal hospitals or kennels, or similar uses. A home occupation may **include, but not be limited to**, a licensed professional office, business office, arts and crafts, instruction services, agricultural and other products.
- 4.6a3 No signage other than a sign configuration not to exceed 360 square inches shall be placed only on the property. *[Delete: "up to 12 inches high by up to 30 inches in length or up to 30 inches high and up to 12 inches in length, or any other"]*
- *4.6a5 [deleted entire requirement relative to parking; following requirements will be re-numbered]*
- 4.6a7 Storage of goods and materials is only allowed within the primary structure or accessory building *[Delete: "and not outside"]*.
- 4.6c Home Occupation goes with the occupant, not the property. It is non-transferable and does not go with the property. **[approximate language; final wording available at next meeting]**

The Board will review their home occupation revisions further at their next meeting.

OSI PLANNING AND ZONING CONFERENCE

Mardean recently attended the OSI Planning and Zoning Conference. A few of the points made included:

- Role of Housing in the Community – housing in general is in short supply; elders and millennials are vying for the same smaller housing units; millennials are buying housing ten years later than their parents did.
- Short-Term Rentals are not considered residential units, but are a commercial business.

SCHEDULING

Mardean announced the following dates and locations for upcoming Planning Board meetings:

- Wednesday, June 26, at the Water and Sewer Conference Room at 6 Collins Street at 6:30 PM.
- Wednesday, July 10 meeting has been cancelled.
- Wednesday, July 24 at the Water and Sewer Conference Room at 6 Collins Street at 6:30 PM
- Wednesday, August 7 at the Water and Sewer Conference Room at 6 Collins Street at 6:30 PM
- Wednesday, August 28 at the Water and Sewer Conference Room at 6 Collins Street at 6:30 PM.
- The September Planning Board meetings will be scheduled at the Ashland Elementary School Library at 6:30 PM.

ADJOURNMENT

A motion was made and seconded to adjourn. The motion passed. The meeting adjourned at 8:10 PM. The next Planning Board meeting will be Wednesday, June 26 at the Water and Sewer Conference Room at 6 Collins Street at 6:30 PM.

Submitted by Paula Hancock