

**Ashland Planning Board Meeting
Minutes
December 3, 2014
Ashland Elementary School Library**

Members Present: Susan MacLeod, Cheryl Cox, Fran Newton, Miriam Brown

Members Absent: Liz Cody, Gordon McCormack Jr.

Others Present: Norm DeWolfe, Kathleen DeWolfe, Eli Badger

The meeting was called to order at 7:00 pm by Chair Susan MacLeod. A quorum was present and, in addition, Alternate Miriam Brown was appointed as a voting member (in place of Liz Cody) for the meeting.

DISPOSITION OF MINUTES

A motion was made (Newton) and seconded (Cox) to approve the minutes of November 5, 2014. The motion passed unanimously (4-0) in the affirmative.

A motion was made (Newton) and seconded (Cox) to approve the minutes of November 19, 2014. The motion passed unanimously (4-0) in the affirmative.

CORRESPONDENCE

A letter was received from Liz Cody stating her resignation from the Planning Board, due to family and friend illnesses and travel plans. Her letter will be forwarded to the Board of Selectmen requesting an announcement of the opening.

No response has been received from Gordon McCormack Jr. regarding his continued absences from the Planning Board meetings. He has missed 9 out of the last 10 meetings. Chair MacLeod will contact him again, electronically with response requested.

Miriam Brown will continue as an alternate (appointed as voting member each meeting) until she has more information regarding her employment schedule.

The Lakes Region Planning Commission has released their annual report; a copy was received by the Planning Board, the Town Office and the Board of Selectmen. It is assumed that an electronic version will be sent for inclusion in the Town Report.

The Planning Board received (November 12) an informational notice of project review by the NH Division of Historical Resources, regarding oversight of ground-disturbing activity (stormwater management assistance) at 283 River Street, tax map 13 (lots 5-8). The applicant is Aaron Beckner, GeoInsight Inc., Manchester, NH.

OLD BUSINESS

Case 2013-02 Walsh Trust Condominumization

This item was tabled until the next available meeting.

Warrant Article for Heritage Commission

The Board reviewed the draft wording for two warrant articles and Attorney Mitchell's comments. The draft wording was modeled after recommended language by the NH Preservation Alliance and other towns (Hopkinton, Atkinson, Kingston). The Board discussed the key issues that need to be in the warrant article for the Heritage Commission and the Heritage Fund.

Suggested revisions to the article include:

- State that the Heritage Commission has only advisory, not regulatory, powers.
- Delete the phrase "shall not function as a Historic District Commission."
- Add authorization for the Board of Selectmen to appoint five (5) members and up to three (3) alternates; combine the wording from suggested second article into the first article.
- Possible additional wording: "A heritage commission is for the proper recognition, use and protection of resources tangible or intangible, primarily manmade, that are valued for their historical, cultural, aesthetic or community significance within their natural, built or cultural contexts."

Additional information -- *What is it? Why do we want it? No tax dollars* -- can be provided in handouts, in the voter's guide (with relevant RSA's), at the Budget Hearing and the Deliberative Session (January 31).

Chair MacLeod will revise the wording into one article, email it to Walter Mitchell for review and then speak directly with him.

NEW BUSINESS

Zoning Ordinance Amendment for Junkyards

The Board reviewed the wording for the proposed amendment to the zoning ordinance for junkyards. The amendment is a result of discussion by the Land Use Review group and is merely expanding the existing definition of junkyards beyond just automobiles and automobile parts. Examples of other types of "junk" are added to the definition. This does not change the status of the approved, licensed junkyard operated by the Buskey's. The Chair will also share the proposed amendment at the January 5 meeting of the Land Use Review group. The Planning Board will hold a public hearing at the January 7 meeting.

Other dates to note:

January 12 – last date to hold the first hearing by the Planning Board for a proposed amendment to the zoning ordinance

January 26 – last date for second hearing; final form determined

January 31 – Deliberative Session

Financial Forum, January 8, 2015, 7:00 pm, Elementary School Cafeteria

The Financial Forum is being planned by the CIP with the assistance of the Budget Committee and the Selectboard. The Economic Development Committee and Land Use will also be included in reference to the economic health of the town. A practice run-through of the program by the CIP will occur on December 30 (6:30 pm, Fire Station); members are invited to attend to give feedback.

The Land Use Assistant will be mentioned in relation to the growth of the town, to provide continuity and consistency to land use cases. The suggestion by a member of the Budget

Committee to use PSU students to do research was noted as not fulfilling the need – students are just learning and need to be closely monitored, are limited to purposes that fulfill their narrow course work, and the continual change of students does not provide continuity and consistency. In addition, the research that is needed is that which is specific to each individual case, rather than general purpose research.

OTHER BUSINESS

Chair MacLeod has drafted a letter to send to Elliot Dupuis regarding a site plan review of the expansion of his business. The letter has been shared with the Building Inspector/Code Enforcement and the Fire Chief. The Board mentioned the need to improve communication and process for such cases.

A sign for a new automotive repair business has been noticed at 37 Winter Street. The Board questioned whether a sign permit was issued and whether the Fire Chief is aware of the business. This matter will be mentioned at the meeting of the Land Use Review group.

A tentative meeting schedule for 2015 has been prepared. Meetings are regularly scheduled for the first and last Wednesdays of the month; the second December meeting will be moved one week earlier due to Christmas. The schedule will be distributed to the Board members, Town Office, etc.

Next meeting: Work Session, December 17, 6:30 pm, Ashland Town Office

The meeting was adjourned at 7:53 pm.

Minutes submitted by Mardean Badger