

**Ashland Planning Board
Approved Minutes
March 1, 2017**

CALL TO ORDER: Susan MacLeod called the meeting to order at 6:30 PM.

MEMBERS PRESENT: Members present were Cheryl Cox, Carol Fucarile, Mardean Badger, Susan MacLeod and Leigh Sharps.

OTHERS PRESENT: Members of the public present at the meeting were Alan Ecker and Eli Badger.

DISPOSITION OF MINUTES

The minutes from the February 22, 2017 meeting were tabled for this meeting. The Board will review the minutes at their next scheduled meeting.

CORRESPONDENCE

Susan MacLeod, chair of the Planning Board, opened the Public Hearing for Edward Adamsky and LaRocca LLC (44 Main Street, M/L 2016-002-002). Susan advised that she was in receipt of a letter from LaRocca LLC requesting an extension of the Continuation of the Public Hearing for 44 Main Street past the 65 day deadline. With no one present to represent or speak for Edward Adamsky or LaRocca LLC and there being no further discussion, a motion was made to continue this Public Hearing to the Board's April 5, 2017 meeting. With all votes in the affirmative the motion passed. The Public Hearing closed at 6:35 PM.

Mr. Alan Ecker appeared before the Planning Board for a Site Plan Review pre-application consult. Mr. Ecker would like to establish a wholesale car dealership at 6 Mills Street in Ashland. Mr. Ecker would sell cars to other auto dealerships in the area. The proposed site for the business would be at the Andrew Lane property at 6 Mills Street. At that site is a loading dock as well as two bays where 2 cars could be stored inside. Mr. Ecker is looking for office space at 6 Mills Street with a telephone and computer. With this business there would be no automobile repair, no mechanic on site and no disassembling of automobiles. This wholesaler would have the auto dealers actually sell his cars. Mr. Ecker would not be doing the actual selling. Mr. Ecker would be the middleman in the transaction. The State requires that a wholesaler have office space. The Planning Board recommended to Mr. Ecker that he have the Fire Chief, Steve Heath inspect the 6 Mills Street property concerning automobile storage and the proper disposal of automobile fluids. The inspection would be required for a Site Plan Review or for a Site Plan Review Waiver. The other questions that need to be answered are:

- Proper Lighting on the property
- Hours of Operation of the business
- Concerns about Noise
- The proper containment of fumes
- Required Letter of Authorization from Andrew Lane (property owner) to the Planning Board

The Board discussed with Mr. Ecker other possible sites in Ashland for his business. He was advised that with Mr. Lane being the property owner Mr. Lane could present the wholesale business plan and Site Plan Review to the board.

Susan MacLeod was in receipt of the schedule for the upcoming OEP Conference. The board discussed the following schedule:

- 9-10:15: Immersion 101 – this meeting is for new land use board members.
- ZBA Decision Making
- Master Plans
- River Runs Through It – a meeting that discusses how a town connects with the river

- Basics of Board Members – this will be facilitated by Mr. Buckley
- New Accessory Dwellings – this meeting will discuss the most recent NH court rulings relative to accessory dwellings
- Legal Updates – the latest legislative and NH Court legal updates that will impact Planning Boards and ZBAs
- Plan Reading Analysis
- NH's Aging Population and How to Plan for It

The OEP meeting is scheduled for April 29 at the Grappone Center in Concord. Mardean will create a PDF of the entire OEP schedule and the required registration form and send it to board members. Contact Susan if any board member is interested in attending. There will be a session on Historic Preservation which may be of interest to the Heritage Commission.

Susan MacLeod summarized the Northern Pass strategy meetings of February 11 and February 27. The next strategy meeting for the intervenors in Municipal Group 3 will be March 11. At that time all intervenors in Municipal Group 3 will talk about their strategy concerning their upcoming testimony and exhibits for the SEC hearings. Between March 17 and April 4 all supplemental testimony and exhibits for the testimony will be submitted. The technical testimony will be wrapped up by April 4. On March 13 Mr. George Sansoucy will wrap up his technical testimony on behalf of the Ashland Water and Sewer Commission.

The Board of Selectmen for the Town of Ashland needs to vote on a Letter of Stipulation circulated by Eversource. Eversource is urging intervenor towns to sign the Letter of Stipulation. If the town does sign it does not allow them to complain about the Northern Pass Project going forward. The town attorney, Steve Whitley is advising that Ashland not sign the Letter of Stipulation.

The Board discussed updating the Master Plan. The Board will review Chapter 1 and discuss any changes or updates at an upcoming meeting.

The Board will make a list of unresolved issues in town that need the attention of the Board of Selectmen. The Board will submit the list to the Board of Selectmen for the issues to be put on their agenda for their consideration.

ADJOURNMENT

The next meeting is the Board meeting, will be Wednesday, March 22, 2017 at 6:30 pm at the Ashland Town Hall. The meeting adjourned at 7:49 PM.

Minutes submitted by Paula Hancock