

**Ashland Planning Board  
Amended Minutes  
Wednesday, April 5, 2017**

- CALL TO ORDER: Susan MacLeod called the meeting to order at 6:30 PM.
- MEMBERS PRESENT: Members present were Carol Fucarile, Mardean Badger, Susan MacLeod, Eric Hebert and Leigh Sharps.
- OTHERS PRESENT: Eileen Harrington, Glen Dunlap, Greg Paquette, abutters of 58 Mill Street; Surveyor Frank Yerkes, representing the owner of 58 Mill Street; Ethan Heerboth; Andrew Lane, representing Charles and Alan Ecker, Richard Kirby and Michael and Jean Stoffel.

DISPOSITION OF MINUTES

The Board reviewed the minutes of their March 22, 2017 meeting. After review Carol Fucarile made a motion to approve the minutes as amended. Mardean Badger seconded the motion. With 4 votes in the affirmative and 1 abstention the motion passed.

BOARD ORGANIZATION

The Planning Board reorganized at their Wednesday, April 5, 2017 meeting. The Board voted unanimously as follows: Susan MacLeod, Chair; Mardean Badger, Vice Chair and Carol Fucarile, Secretary.

PUBLIC HEARINGS

Susan MacLeod opened the first Public Hearing at 6:35 PM. Case 2017-002, M/L 2017-003-001, WLC Holdings LLC. Application for Subdivision of lot at 58 Mill Street to divide the lot into two equal lots. Mr. Frank Yerkes, surveyor for the project representing the owner, advised the Planning Board that 58 Mill Street is in the Village Residential Zone. It has a 35' back setback and two 15' side setbacks from the property lines. The lot is 15,000 square feet with 100' frontage. A water and sewer tie in is available for the second lot. The owner will hook up with the town water and sewer system at the time of construction.

The Planning Board went through their Subdivision checklist as follows:

- There is title, date and scale
- There is the owner's name
- Shows the abutters and lot lines
- The topography is noted
- The utility system/water and sewer capacity is met
- The surface elevation is sufficient
- No need for a private septic system
- No performance bond is needed
- No waiver needed

Mardean made a motion to accept the Application for Subdivision as complete. Leigh seconded the motion. With all votes in the affirmative the motion passed.

The following concerns were expressed by abutters:

- Concern was raised about the renovations and historic building which is on an abutting lot. Concern that the construction will effectively obstruct the present view from the abutting property
- The owner only needs to come back before the Planning Board if he/she constructs a building of 3 units or more.
- Since the owner is building a duplex, he/she needs to contact the Building Inspector.
- If the owner does not meet the criteria he/she will go to the Zoning Board of Adjustment.

- Planning Board can't deny this property owner his property rights and what he wants to do with his own property since the subdivision meets all criteria.
- An abutter is upset that they don't know what is being built. The construction will obstruct the view from their property.
- The abutters want to know where the driveway will be put in.
- The runoff water on the new subdivided lot collects at the back of the lot.
- The abutters wonder if the present owner has researched if his property would be considered a wetland and meet wetland criteria.
- The abutters took pictures of the section of the property where the water runoff collects.
- The surveyor stated that there was no wetland indicator species of vegetation present; an abutter mentioned previous groundwork and fill added on the property.
- Any construction on the property would disrupt the water runoff on the property.
- Concern raised about not only the minimum 1,500 square foot building, but a duplex unit being constructed on the lot will mean at least 4 parking spaces by town regulation. In addition, there needs to be a driveway constructed. The concern that this means a lot of use of asphalt which may change the flow of the water runoff on the property.

The Planning Board advised:

- The subdivided lot is large enough to divide into two equal lots.
- Under the regulations of the Village Residential Zone the property owner can use 35% of the lot for his building.
- The Site Plan shows a buildable area.
- Needing 10% green area will cut back on the paved parking.
- The building permit needs to show that what the owner wants to construct will fit on the lot.
- The Planning Board is restricted by the Zoning Ordinance voted in by the townspeople.
- The building is not under the jurisdiction of the Planning Board. The building must conform to the Building Regulations. Water run-off issues are to be addressed then.

Mardean Badger made the following motion: To approve the Subdivision of 2017-003-001 into two lots for WLC Holdings LLC in the Village Residential Zone. Erica Hebert seconded the motion. The vote was 4 yes and 1 no. The motion passed. The Public Hearing was closed at 7:00 PM.

Susan MacLeod opened a Public Hearing, Case 2017-001, M/L 2017-008-002, Site Plan Review for 6 Mill Street, Change of Use to an auto wholesale office. Squam River Hydro, current owner. Charles and Alan Ecker, tenants. The Public Hearing opened at 7:00 PM. The Planning Board reviewed the Site Plan Review Application checklist. Carol Fucarile made a motion to accept the Site Plan Review Application as presented. Mardean seconded the motion. With all votes in the affirmative the motion passed.

Andrew Lane, owner of the property, represented the tenants Alan and Charles Ecker. He made the following points:

- The tenant plans to store up to 10 cars on premises. There may be two rows of 4 cars each, one behind the other plus two additional cars behind that.
- The section of building to be used measures 2,200 square feet so in emergencies responders can get around stored cars.
- There are two bay doors which exit to the outside.
- There are two interior doors that can be locked by the tenants; each exits to other parts of the interior of the building.
- It was reported that the tenants ask for the maximum use of the property.
- It was reported that the Fire Chief will need to know what is on premises if he needs to access the property in an emergency.
- Fire Chief will inspect after the tenants move in.
- Tenants know how to deal with automotive fluids and have cleaning fluids on hand to care for auto fluid spills.

- Concern was raised from the Board members about the use/storage of rags to take care of auto fluid spills on premises.
- There will be no auto repairs or auto painting on the premises.
- Fire Chief will submit a written report itemizing the contents of the property.
- Notice of Decision will itemize the discussed conditions.
- There can be an auto car storage area and an office.

A motion was made by Mardean Badger as follows: To approve the Site Plan Review M/L 2017-008-002 for a portion of Squam River Hydro for use by Alan and Charles Ecker for the storage of up to 10 (ten) cars with no repairs, painting or other body work; for a warehouse and office only for wholesaling and with a written Life and Safety Report from the Fire Chief. To approve the Site Plan as specified. Leigh seconded the motion. With all votes in the affirmative the motion passed. A Notice of Decision will be sent to Andrew Lane (owner), Alan and Charles Ecker, tenants, and the Building Inspector. The Public Hearing was closed at 7:25 PM.

Richard Kirby came before the Planning Board to introduce Michael and Jean Stoffel. The Stoffels came before the Board because Michael is the franchisee for NY Bagel Café and Deli. They will establish their business at 146 Main Street, Ashland M/L 004-002-029. They are the franchisee for the entire State of NH. Their Ashland location will become the hub of his business. This is the first franchise in the Northeast. Their professional business name is Graystone Group LLC. The following points were made:

- The business site is the former Adams Body Shop.
- The business site is owned by Richard Kirby.
- The rear of the building may be used in the future.
- The present office walls will be moved to make more room for a kitchen.
- The exterior will remain the same. The interior will be painted in oranges and tans with murals of NY on the interior walls.
- There is a planned unanimated neon sign in the window of the business.
- Hours of Operation are: 6 AM-4 PM 7 days a week with an option of being open 6AM-2PM on Sunday.

The new owners will need:

- A Site Plan Review for Change of Use; can obtain an application on website or Town Office.
- Bring all plans to the Planning Board.
- In the kitchen will be a grill top, panini press and double ovens.
- The business does breakfast/lunch/ catering/party sandwiches.
- There will be no drive through.
- There is a right of way to the property behind the business.
- There will be a dining area outside to the side of the building.
- There is adequate employee parking behind the business.
- Meet with the Fire Chief to make sure the business meets all Life/Safety Codes.
- Make sure the Site Plan shows all property boundaries.
- Make sure there is a complete list of abutters.
- Owner will need a building permit before construction.
- Owner needs to meet with Fire Chief concerning his recommendations of the business.
- Fire Chief needs to make a final inspection before the business can open.
- The Stoffel's need a Letter of Authorization from the property owner to allow them as tenants to speak for the owner.
- The property will be leased by the Stoffels.

Susan MacLeod opened the Public Hearing for the Adamsky La Rocca LLC property (44 Main Street) 2016-002-002. The Board has received a letter from Adamsky/LaRocca LLC to request an extension of the Public Hearing past the 65 day deadline. With no one at the meeting to represent Adamsky/LaRocca

LLC the Public Hearing was continued to the Planning Board's next scheduled meeting on May 3, 2017. The Public Hearing was closed at 7:55 PM.

The Planning Board decided to work on the Master Plan Chapter 1 at the Planning Board work sessions going forward.

#### ADJOURNMENT

The next meeting is the Board meeting, will be Wednesday, April 26, 2017 at 6:30 pm at the Ashland Town Hall.

Susan made a motion to adjourn. Carol seconded the motion. With all votes in the affirmative the motion passed. The meeting adjourned at 8:25 PM.

*Minutes submitted by Paula Hancock*