

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, June 28, 2017**

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

MEMBERS PRESENT: Susan MacLeod, Mardean Badger, Fran Newton, and Leigh Sharps. Carol Fucarile was absent with notice. Erica Hebert was absent without notice.

OTHERS PRESENT: Members of the public present were David Toth and Tejasinha Sivalingam.

DISPOSITION OF MINUTES:

The Board reviewed the minutes from their Wednesday, June 7, 2017 meeting. The minutes were tabled for this meeting. They will be reviewed at the next scheduled meeting of the Board.

NEW BUSINESS:

David Toth came before the Board. He advised the Board that the Water and Sewer Commissioners will be coming before the Planning Board for a pre-Site Plan Review consultation hopefully at the August 1 meeting. He would like to schedule a Site Plan Review on Wednesday, September 6, for a 20% design plan for the Septage Receiving Station. The engineering firm that the Commissioner has engaged for this project will present a Site Plan Review for construction of the Septage Receiving Station and replacement Flume. The plan is to install a piece of equipment in the Septage Receiving Station that will collect non-biological solids. The Flume will be a small metal building built to the side of the Septage Receiving Station. The Commissioners will install two or three pieces of equipment in the Septage Receiving Station to take care of all forms of septage. The number of pieces of equipment installed will be dependent on the design of the new building. The Site Plan will also deal with the traffic flow around the Receiving Station. The Ashland Septage Receiving Station is less expensive than the Plymouth plant and is open for haulers seven days a week. The new equipment will remove biological solids and grit from our septage.

The Board inquired about the funding for the project. Mr. Toth advised the Board that the Sewer Department has \$425,000 in the Capital Reserve Fund earmarked for the project. In addition, the Commissioners have received a grant from Northern Borders in the amount of \$250,000 earmarked for this project. The Commissioners believe that with this new project completed, the Sewer Department will see increased sewer revenues totaling around \$500,000. David Toth advised that with the new equipment in place, the Septage Receiving Station can accept more septage. The Sewer Department has increased requests from haulers to use our plant. The new equipment will allow us to accept the requests.

David Toth has talked with Jeff Hayes from LRPC about the new equipment. Mr. Hayes advised him that there is no place presently to dispose of the material retrieved from culvert cleanings. The Ashland Sewer Department may well be a site to dispose of these materials. The new equipment will extend the life of our lagoons. The lagoons will eventually need replacement, but the new construction will put off replacement for years.

The Water and Sewer Department has retained three separate companies. One company will deal with the selection and purchase of the equipment. One company will deal with the building design. The

third company will deal with the actual construction. The concerns arising from the project are relative to the traffic flow and the proximity of the new building to the lagoons. The new building will have its own electricity, there will be solar heat, there will be a shield installed that will protect the building and employees from any explosion. An odor control system will be installed as part of construction. Construction is expected to start in the spring. The Planning Board will make recommendations to the Selectboard concerning the project.

The Commissioners have an automated key card system to admit haulers to the site. The Commissioners would like to move toward an automated billing system. The Commissioners have been in conversation with a Canadian company (Listek) which filters septage to create liquid and solid fertilizer. Ashland would like to be able to create the liquid fertilizer. The liquid fertilizer would remove all nitrates from the plant area.

CORRESPONDENCE

Susan advised the Board that she was in receipt of a Wetlands Permit Notification from the Vintage Fret Shop 30 Riverside Drive. The permit was granted to repair the back deck on the Vintage Fret Shop building. The deck is presently sinking and the footings for the deck are in disrepair. The first floor of the building is for the business. There is a semi-attic of one-half story and a semi-basement. The space just off the deck is a workspace and storage for the business.

NEW BUSINESS

Susan MacLeod and Fran Newton had a conversation with Mr. Ben Amsden, a director at Plymouth State University. The conversation centered on the use of PSU interns to help Ashland with community projects. The interns could be used to work with mill owners, assist with the Master Plan survey, work on a charette for Ashland. The interns would assist with the present GIS project. This new intern program complements the new cluster format and the use of interdisciplinary fields. The goal is while having a degree program the college students will work cooperatively with other professors in other disciplines and work out in the surrounding communities. The interns could assist with the town's design standards. AEDC will continue the conversation with Mr. Amsden in August.

The Board discussed briefly that there seems to be a growing problem of not enough contractors available to complete several projects in town.

The Board looked at Chapter 1: Land Use of the Master Plan. Concern was raised about why all recommendations of the Master Plan are not found in the implementation list in the Master Plan. We need to be clear as to the information we need for Chapter 1. We need to create clear questions for the survey. We need to clarify the meaning of the "character" and the "feel" of Ashland. What do residents want to see?

To attract new businesses we need:

- Opportunities
- Better infrastructure
- Land available
- A Master Plan in order to have a Capital Improvement Plan
- Property valuation goes up, the tax rate goes down
- Some of our town revenue should come from grants; good for revenue
- Reducing town spending does not relieve the problem of attracting new business
- We need to find out what is important to residents
- We need to create design standard requirements. These requirements can then be applied to incoming new business

- Collect recommendations for each chapter
- Use the Implementation list as a report card and as a progress report on completion
- We need to incorporate the recommendations from the Natural Resources Chapter into the Land Use Chapter

Fran Newton advised the Board that the Brownfield Grant will be adding a boiler room to the scope of the work. She advised that the Department of Transportation Tap Grant RFQ is ready to go out to engineers for the sidewalk project. The engineering part of the project will be done this fall. Construction of the project will happen in 2019. This is due to approvals for rights of way, easements and the availability of contractors for the project.

At future meetings the Board needs to review zoning amendments, the Accessory Dwelling Unit definition, and review of the zoning amendments that need to be resubmitted for this year's Town Meeting.

ADJOURNMENT

Leigh Sharps made a motion to adjourn. Mardean Badger seconded the motion. With all votes in the affirmative the motion passed. The meeting adjourned at 7:40 PM. The next meeting of the Planning Board will be Wednesday, July 5, 2017 at 6:30 PM at the Ashland Elementary School Library.

Respectfully submitted,
Paula Hancock, for the Planning Board