

**Ashland Planning Board
Meeting Minutes
Wednesday, January 3, 2018**

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

MEMBERS PRESENT: Mardean Badger, Susan MacLeod, chair, Leigh Sharps, Fran Newton, alternate.

OTHERS PRESENT: David Ruell, Katie Maher, Anthony Randall, Ashland Police Chief, Jason Sidman, CEO of Sanctuary ATC, Rochester, NH Police Chief (retired) Mike Allen, Superintendent, Lee Nichols, Ashland Electric Company, Mrs. Sivalingam and Jack McCormack, attorney representing Sanctuary ATC.

DISPOSITION OF MINUTES

The Planning Board reviewed the minutes of their Wednesday, December 27, 2017 meeting. After review Mardean Badger made a motion to accept the minutes as amended. Fran Newton seconded the motion. With three votes in the affirmative and one abstention the motion passed.

PUBLIC HEARING

ZONING AMENDMENTS

The Planning Board members reviewed the wording of four Zoning amendments the Planning Board will be submitting for the upcoming Town Meeting vote.

GROUNDWATER PROTECTION ORDINANCE

Mardean Badger made a presentation relative to the proposed Groundwater Protection Ordinance. Members of the subcommittee who created this Groundwater Protection Ordinance were Mardean Badger, Leigh Sharps, David Toth, Alan Cilley Eli Badger and Amanda Loud. Monies from a grant allowed the subcommittee to work with Mike Izard of LRPC. The following points were made as part of the presentation:

- There is presently a 400' protection area around the well head.
- The aquifer for town water is quite large. 2.7 miles of the aquifer are within the Town of Ashland. The aquifer also lies under the Town of Bridgewater.
- The proposed Groundwater Protection Ordinance will increase the area of protection around the well head.
- The increased area of protection has been designated by the NH Department of Environmental Services (DES) and Emery and Garrett.
- The increased area of protection for the well head will include: the present Water and Sewer Plant, two properties owned by Alex Ray, the property owned by Carol Currier, the Exit 24 Storage property, the Common Man Commons property at 48 West Street, the Comfort Inn and their parking lot, Hiltz Construction and the Benjamin and Patel residences on West Street. The increased area will include the large area of land above West Street.
- When the proposed protection area is in place, there will be no changes to the properties within the proposed protection area.
- There would be no leaching into the aquifer.
- Ashland would join the other 60% of towns and municipalities in the Lakes Region who have enacted Groundwater Protection Ordinances.

- There are 7 properties in the proposed protection area that are in the commercial zone; 5 properties are in the industrial zone; and two properties are in the rural residential zone.
- This ordinance will be a separate ballot question at Town Meeting. A presentation of the proposed Groundwater Protection Ordinance will be made at the town's deliberative session. An explanation of the ordinance will be printed in the voters guide.
- The proposed Groundwater Protection Ordinance can be found on the Town of Ashland website.

Susan MacLeod, Chair of the Planning Board, closed the Public Hearing at 6:55 PM. There will be a second Public Hearing on the proposed Groundwater Protection Ordinance at the Planning Board's next scheduled meeting on Wednesday, January 10, 2018 at 6:30 PM at the Ashland Elementary School Library.

PUBLIC HEARING

Susan MacLeod, Chair of the Planning Board, opened a Public Hearing at 7:00 PM relative to the JSG Realty LLC for tenant Sanctuary ATC Site Plan Review application. The property is located at 37 Winter Street (M/L 17-04-022).

Attorney John McCormack represented the applicant. He came before the Planning Board for a Change of Use Site Plan Review application. The following points were made:

- Sanctuary ATC wants to locate a growing facility to cultivate medical marijuana in Ashland.
- The facility will use 15,000-20,000 square feet of the building for its cultivation process.
- The sale site for their medical marijuana would be in Plymouth
- The exterior of the building will not change
- There will be no signage
- Parking will be in the interior of the building
- There will be interior security
- The building is in the industrial/commercial zone which allows for manufacturing
- The business will need both electricity and water and sewer services
- There will be no noise or any outdoor lighting
- No variance is needed for this change of use.

Jason Sidman, CEO of Sanctuary ATC, addressed the Planning Board. He made the following points:

- The building needs no exterior renovations or modifications for the proposed use
- Our cultivation facility would be in close proximity to our sale site in Plymouth
- We can be cultivating marijuana within 9 months

Rochester Police Chief, Mike Allen, (ret.) has had a Sanctuary ATC growing facility in Rochester, NH for several years. He made the following points:

- He did not know very much about the marijuana cultivation industry. He did not know its impact on the city
- Sanctuary ATC educated him about the industry.
- Sanctuary ATC gave him a tour of the business and explained about their security.
- Sanctuary opened a first class security safe facility
- There have been no complaints from abutting residents
- No police calls to this business
- Sanctuary is a good company, doing good things for the community, and has a great record of integrity

- All marijuana is grown and packaged on premises
- Anthony Randall, Ashland Police Chief had a similar tour of the business and adds his support that Sanctuary ATC would be a good business to locate in Ashland. To tour the facility, a guest needs clearance from the Federal Drug Enforcement Administration (DEA).

The Planning Board reviewed the checklist for a Site Plan Review application. Leigh Sharps made the motion to accept the Site Plan review Application as complete for Case 2017-07- JSG Realty LLC, (M/L 017-004-022) in the Commercial/Industrial Zone for Sanctuary ATC. Mardean Badger seconded the motion. With all votes in the affirmative the motion passed. The hearing was open to public comments.

The Planning Board inquired about:

- Any noise or odors from the facility: The ventilation system is silent, and filters capture odors and would they not be vented to the outside.
- Waste products: Solid plant waste is ground up, mixed with sand, packed and stored in secure rooms, then picked up by a commercial waste management company for disposal.
- Security: There will be exterior cameras, and all interior rooms are code-accessed only; parking for employees and deliveries will be indoors. There have been no problems at the Rochester facility.
- Electricity : CEO Sidman estimated that their current electric bill in Rochester is \$20,000 per month. Electric Superintendent Lee Nichols stated the Ashland Electric Department can supply level of power needed, and for less.

The Public Hearing was closed at 7:30 PM. Leigh Sharps made a motion to approve the Site Plan for JSG Realty, with tenant business Sanctuary ATC to be located at 37 Winter Street, M/L 017-004-022 in the Commercial/Industrial Zone. Mardean Badger seconded. Motion passed with all votes affirmative.

The Planning Board discussed briefly the renewal of the bond for the Leavitt Hill Road Project. There will be further discussion of this issue at their next scheduled meeting on Wednesday, January 10, 2018 at the Ashland Elementary School Library.

ADJOURNMENT:

Fran Newton made a motion to adjourn. Mardean seconded the motion. With all votes in the affirmative the motion passed. The meeting adjourned at 7:40 PM.

Minutes submitted by Paula Hancock