

**Ashland Planning Board  
Amended Meeting Minutes  
Wednesday, November 6, 2019**

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

MEMBERS PRESENT: Mardean Badger, Susan MacLeod, Kathleen DeWolfe and Fran Newton (alternate)

OTHERS PRESENT: Paula Hancock, Recording Secretary

DISPOSITION OF MINUTES

The Board reviewed the minutes from the Wednesday, October 23, 2019 meeting. Kathleen DeWolfe made a motion to accept the minutes as presented. Susan MacLeod seconded the motion. The motion passed by a 3-0 vote.

EHFAR BOND RELEASE

Susan MacLeod made the following **Motion:** Having received reports from the Department of Public Works and the Water and Sewer Department that the Leavitt Hill paving project has met the standards of those two departments, the project of paving Leavitt Hill Road is complete and the remaining balance of the bond can therefore be released to EHFAR. Kathleen DeWolfe seconded the motion. The motion passed by a 3-0 vote. A notice of decision will be sent to Barry Gaw for EHFAR.

52 WINTER STREET (T/M/L (018-001-010))

52 Winter Street (T/M/L 018-001-010) is owned by Jeff and Linda Reale. The lot is 3+ acres in size and is zoned primarily industrial and it is presently rented by Mr. David Page for the White Mountain Brewing Company business. David Page was not at the meeting, but advised the Planning Board members prior to the meeting that he would like to construct an entertainment area and a stage area on an acre of land behind his present business. He advised that he would install bathrooms near the stage area as part of his future plans. Mr. Page would like to locate a seasonal trailer campground on the property. He would like to install some yurts during the winter season for snowmobilers traveling through the area. The Board reviewed relevant portions of the Zoning Ordinance – description of the industrial zone, setbacks, and the only specific reference to campgrounds (section 4.5 Recreational Camping Parks). Depending on the specific details of any formal proposal, Mr. Page may have to apply to both the Zoning Board and the Planning Board for appropriate approvals. More research and discussion is needed.

BUILDING REGULATIONS

The Board members discussed the Building Regulations. They made reference to the Wednesday, October 2, 2019 meeting minutes for a revised wording for Article 4 (Fees) of the Building Regulations: *“Fees are determined by the Board of Selectmen as per Article 15 of those regulations. The fee schedule is attached to the permit application forms and fees are to be submitted with the applications. Fees for approved application are non-refundable.”*

Section 3.5 of the Building Regulations: This section states that a permit is needed from the Building Inspector for all heating systems. We need to add a statement that all heating systems shall be inspected by the Fire Chief.

Article 3.1: The new Building Inspector has suggested that the \$800 building permit threshold should include both materials and labor. Our current wording only includes the cost or value of materials. The Board did not make a final decision regarding the change.

The members of the Board decided to table the discussion of asbestos regulations and approved building codes (Article 6). They will discuss these issues at a future meeting.

#### NEW INSPECTORS

Mardean and Kathleen have met the new Building Inspectors/Code Enforcement personnel Gary Gauthier and Celia Otero. They are experienced with such responsibilities and are already pursuing inspections and enforcement issues.

#### COMMERCIAL EARTH EXCAVATION REGULATIONS

The Board members reviewed and discussed the draft of the Commercial Earth Excavation Regulations (Section I, II, III). These sections dealt with definitions of excavation. Some wording changes were made in the draft. The members will review and discuss Section IV parts A-F of the regulations at their next meeting.

#### MASTER PLAN UPDATE

The Board members reviewed Master Plan surveys from Windham, Claremont and Salisbury and selected some possible questions to consider for our survey. They discussed survey formats that could be used for the Ashland Master Plan survey with some changes. The Board will review and discuss the recommendation section of the Master Plan at their next meeting.

#### ADJOURNMENT

Mardean made a motion to adjourn. The motion was seconded. The meeting adjourned at 8:20 PM. The next meeting will be Wednesday, November 27, 2019 at 6:30 PM at the Water and Sewer Conference Room at 6 Collins Street.

*Minutes submitted by Paula Hancock*