

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, April 22, 2020**

CALL TO ORDER: Mardean Badger, Chair of the Board, called the meeting to order at 6:30 PM. The meeting was conducted via Zoom video and teleconference.

MEMBERS PRESENT: Mardean Badger, Susan MacLeod, Kathleen DeWolfe, Fran Newton, Kaitlyn Morse, Land Use Assistant and Paula Hancock, Recording Secretary

OTHERS PRESENT: Mardean admitted the following people to participate in our virtual meeting: Edward Noseworthy, Matt Tilden, Trevor Smith, all representing Tesla.

RIGHT TO KNOW LAW: Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

(TESLA) INSTALLATION OF EV CHARGING STATIONS AT 158 MAIN STREET (T/M/L 004-002-027)

Edward Noseworthy, representative for TESLA met with the Planning Board to discuss the proposal of the installation of Electric Vehicle Charging Stations at Dunkin Donuts 158 Main Street (T/M/L 004-002-027). Ed Noseworthy made the following points:

- The installation of 2 transformers, 2 electrical cabinets, 8 charging posts for Tesla electric vehicles
- Tesla will need an electrical permit for this project. Tesla has a verbal confirmation from the Electric Department for this project.
- Eight existing diagonal parking spaces will be converted to 90 degree spaces.
- The Tesla customer will need at least 30 minutes to recharge his/her electric vehicle.
- Each electric vehicle has a plug-in capacity, a touch screen in the vehicle that interacts with the charging station, and no credit card swipe is needed for use.
- Each cabinet will service 4 electrical posts so in case one cabinet malfunctions the station is still operational.
- The Ashland location will provide a midway facility between the Tesla charging stations that are located in Hooksett and Lincoln.
- The Ashland site anticipates future expansion if there is increase in demand

The Planning Board made the following recommendations:

- The present property owner needs to be involved/fully engaged in this project
- The Planning Board and town need a Letter of Authorization signed by the property owner, to indicate that Tesla has permission to represent the property owner for this project.
- The Planning Board needs an updated as-built Site Plan on file with the Town.
- Signage: Any signage on the highway will need approval from the State and DOT. Any signage on the property will require approval from the Building Inspector. Four parking spaces will have "Tesla vehicle charge only" signs.
- The number of available parking spaces should still meet the requirements originally approved

for the Dunkin Donut business.

- Concern was expressed about any conflict between motorcyclists using the picnic tables and the parking spaces being used by electric vehicle customers. Picnic tables could be moved.
- There will be an upgrade of the sidewalk in front of Dunkin Donuts; the sidewalk will be torn up for a time.
- This project does not encroach on any of the property's setbacks. If in the future there is encroachment, Tesla will need to meet with the Zoning Board of Adjustment.
- Tesla needs to contact the Building Inspector to obtain all appropriate and relevant permits.
- Tesla was encouraged to continue to keep the Planning Board updated on all plans going forward

DISPOSITION OF MINUTES

Susan MacLeod made a motion to accept the Wednesday, March 4, 2020 minutes as presented. Kathleen DeWolfe seconded the motion. The motion passed by a 3-0 vote.

CORRESPONDENCE

The Planning Board received correspondence from the Building Inspector relative to putting a park model camper on a site on River Street (TML 012-005-024). The different people were inquiring about the same property. The following points were made:

- Is the camper for seasonal use or year-round use? A camper cannot be used as a year-round permanent residence.
- Susan shared information about what a park model camper is – also known as a recreational park trailer, single chassis on wheels, 400 square feet or smaller. If it is not on a foundation, it is a camper and not a dwelling unit.
- There are issues about septic system/electricity hookup by the owner on the site.
- The configuration of the lot brings up issues of runoff, steepness of the topography of the lot, large boulders dispersed on lot.
- There is an issue of clearing enough flat area on the lot to permit location of the camper
- The camper does not meet the minimum 750 square feet for a permanent residence. Ashland does not allow “tiny homes” for residences.
- The camper may fall under regulations relative to health and welfare issues
- There is a concern that any camper once located on a lot may have multiple additions (deck etc.) going forward.
- The lot is in the Rural Residential Zone and is taxed as a buildable lot is less than the minimum lot size for that zone, and requires 35 feet front setback and 25 foot side/back setback.
- The Planning Board will forward these minutes to the Building Inspector.

Mardean tabled the Informal Consultation with Anthony Adamsky for this meeting. This consultation will be scheduled for a future meeting.

UPDATES

KEVIN SMITH RENEWAL FFL (ATF) 18 FAIRWAY DRIVE (T/M/L 002-001-009)

Kevin Smith Renewal FFL (ATF). The following points were made:

- A discussion with the Police Chief and Kevin Smith clarified the purpose of the license renewal.

- There will be no business undertaken at 18 Fairway Drive.
- Kevin Smith will need a renewal of his FFL (ATF) license to enable him to transport firearms over state lines for clients who have bought a firearm out of state.
- No further action is needed on this issue at this time.

MASTER PLAN UPDATE

Kaitlyn made the following points relative to the Master Plan:

- Kaitlyn is working on Master Plan survey questions
- Kaitlyn has been working on the Vision Statement and needs more information
- She is working on updating data in the Land Use Chapter
- She needs more information about the housing and demographics needed for Chapter 3 of the Master Plan.
- She is working on the percentage of land coverage, which might be obtained from the Conservation Chapter, the most recent Hazard Mitigation Report and additional data from LRPC

ADJOURNMENT

Kathleen DeWolfe made a motion to adjourn. Susan MacLeod seconded the motion. The motion passed unanimously. The meeting adjourned at 7:30 PM.

Respectfully submitted,
Paula Hancock, Recording Secretary