

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, September 1, 2021**

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

MEMBERS PRESENT: Mardean Badger, Kathleen DeWolfe, Andy Fitch, Paula Hancock

OTHERS PRESENT: Tim and Judy Smith, Samantha Brode, David Farnham, Christine Comeau

INFORMAL CONSULTATION WITH TIM AND JUDY SMITH MILL NO. 3 39 WINTER STREET (T/M/L 017-004-020)

Tim and Judy Smith, owners of Mill No. 3 came before the Ashland Planning Board for an informal consultation. The proposal they presented to the Board was a change of tenant. The first tenant will be Ms. Samantha Brode, owner of Synergy Dance Studio, moved her studio from Plymouth to the Mill No. 3 location. She is currently scheduling children's dance classes but would like to expand her schedule to include adult dance classes. The Planning Board recommended that the Smiths submit a Waiver of a Full Site Plan Review for the change of tenant.

Tim and Judy Smith presented a second proposal for a second tenant in their Mill No. 3 location. The second tenant would be Paul Picard. Paul would like to use his space at Mill No. 3 as a family friendly comedy and open mike night on Fridays and Saturdays. The audience for the evening would be capped at 75 individuals; larger audiences would be discussed. The space would be designated as a non-alcoholic space. Mr. Picard is partnering with White Mt. Brewery an abutting company so his customers could visit the brewery for a drink and dinner and then come to his space which he has named Paul's Place for music/comedy/open mike. The Planning Board recommended that the Smiths submit a separate Waiver of a Full Site Plan Review. It was recommended that Paul Picard come before the Board to further discuss his plans.

DISPOSITION OF MINUTES

The Board reviewed the minutes of their Wednesday, August 25, 2021, Planning Board meeting. Kathleen DeWolfe made a motion to accept the minutes of Wednesday, August 25, 2021, as presented. Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote.

FARNHAM TOWING AND RECOVERY UPDATE

David Farnham and Christine Comeau came before the Planning Board to discuss/respond to the Building Inspector's Inspection Report on Farnham Towing and Recovery completed on Thursday, August 26, 2021. Mr. Farnham made the following points:

- Mr. Farnham explained to the Board that the automobile parts, materials and equipment considered part of a motor vehicle salvage or automotive recycling business have been removed. There is a Toyota truck that he recently repossessed and is waiting to obtain all the proper documentation for it before it can be moved; there is a Jeep, snowmobile, and some other recreational vehicles that belong to Mr. Farnham stored in the building.
- Kristine Comeau is compiling the MSDS (Material Safety Data Sheets) for any hazardous substance that the business deals with. Mr. Farnham assured that those would be displayed inside the business.
- The Building Inspector's Report stated that a plan has not been submitted to the Planning Board

and Building Inspector/Code Enforcement Officer outlining containment and remediation of spillage of hazardous substances including fuels and oils as well as Best Management Practices from DES. Mr. Farnham responded that such a plan was submitted to the Planning Board at their Wednesday, August 25, 2021, meeting. (See minutes of August 25, 2021, meeting).

- The cover of the Electrical Panel has been replaced. The addressing of the other building issues brought forth in the Fire Marshall's Report is the responsibility of the building owner to address not the tenant.

At the conclusion of the discussion with Mr. Farnham, Mardean Badger asked for a motion on the Farnham Towing and Recovery business. Andy Fitch made the motion: That Farnham Towing and Recovery continue to operate. They have done well at meeting the Planning Board's requests/requirements. Kathleen DeWolfe seconded the motion. The motion was approved by a 4-0 roll call vote. The cited precedent and the subsequent conditions in the Conditional Site Plan Approval approved at the March 24, 2021, Planning Board meeting have been addressed.

INFORMAL CONSULTATION WITH PATTY STEWART OF 62 MAIN STREET (T/M/L 016-001-017)

Patty Stewart corresponded with the Ashland Planning Board proposing that she locate an additional office for her insurance business *Patty Stewart and Associates* in the Atty. John McCormack building at 62 Main Street in Ashland (T/M/L 016-001-017). She further proposes she use the space at 62 Main Street for retail space for a vintage store. The Planning Board recommended that she come to the next scheduled Planning Board meeting on Wednesday, September 22 to discuss her plans in more detail with the Board.

CORRESPONDENCE

The Planning Board received an inquiry from Bryan Weadick relative to the property at 14 Main Street, in Ashland (T/M/L 017-010-002). Bryan Weadick was inquiring the process involved in changing the space at 14 Main Street from a commercial space to a residential space. Mr. Weadick was advised that his proposal would need to be heard by the Zoning Board of Adjustment, because in Section 2.2a of the Zoning Ordinance states that first floor commercial cannot be converted to residential use in that area. Depending on his success before the Zoning Board of Adjustment, Mr. Weadick would then need to bring his proposal before the Planning Board.

The Planning Board received an inquiry from Bob Meissner of DHB Homes LLC relative to a property on Depot Street (T/M/L 018-002-008-001). The Planning Board recommended that Bob Meissner come before the Board for an Informal Consultation and with a detailed current proposal for the property.

The Planning Board briefly discussed the update to the letter sent to Todd Randlett recently. The Board recommended that a letter be composed requesting an approval of the business as well as a current sign permit. This letter would be sent to the current owner of the building in which the business is located.

ADJOURNMENT

Kathleen DeWolfe made a motion to adjourn. The motion was seconded. The motion passed. The meeting adjourned at 7:30 PM. The next meeting will be Wednesday, September 22, 2021, at 6:30 PM. at 6 Collins Street.

Minutes submitted by Paula Hancock