

**Ashland Planning Board
Draft Meeting Minutes
Wednesday, May 4, 2022**

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: David Page, co-owner, White Mountain Brewing, 50 Winter Street
Chuck Joy, co-owner of 50 Winter Street
Alan Cilley
James Guyotte and Lisa Cross

INFORMAL CONSULTATION WITH DAVID PAGE, CHUCK JOY, WHITE MOUNTAIN BREWING, 50 WINTER STREET (T/M/L 018-001-010)

The Board met with David Page and Chuck Joy, co-owners of White Mountain Brewing, 50 Winter Street, (T/M/L 018-001-010) in an Informal Consultation. David Page discussed their current proposal for the White Mountain Brewing Company. He made the following points:

- He proposes to create a beer garden area behind the brick building (Building #3) near the fence on the property
- He proposes a parking area to accommodate extra parking for the business
- He proposes creating a stage/entertainment area with adjoining seating area
- He proposes to expand his current liquor license to include serving both beer and wine
- A portion of the brick building (Building #3) on the property will have a door that opens onto the beer garden seating area
- The proposal includes the inclusion of a food truck on property
- The proposal includes live entertainment; proposes 100-person occupancy
- The proposal is to have the property updated and ready for the season by the end of June 2022
- The owners of the property are responsible for the maintenance of the paved road access to the property

The Board made the following points:

- The owners need to abide by the current setback requirements for the Industrial Zone
- The owners need to follow the building permit requirements for the construction of a platform/deck on the property
- The owners need to contact the State Liquor Commission relative to obtaining the appropriate liquor license
- The owners should contact the Ashland Selectboard relative to approval for serving alcohol in an expanded outdoor area
- Create documents/diagrams to explain the location and purpose of all new proposed areas.
- Contact the Fire Chief, Steve Heath, to discuss access to the from the property; submit any recommendations from the Fire Chief in writing to the Planning Board. The Planning Board will also contact the Fire Chief for any comments and recommendations.
- The owners include in their documentation their proposed hours of operation
- The owners should fill out/submit a Waiver of Site Plan Review
 - Create a plan/diagram indicating the exact location of all proposed areas, liquor license, hours of operation

- The owners need to inquire about event permits, electric permits, vendor permits, including additional requirements for a food truck on property
- Submit the Waiver application, plan and diagram to the Planning Board in advance of their next meeting on Wednesday, May 25, 2022
- Attach a plan and a diagram of the current proposal and submit all materials to the Selectboard in advance of their meeting on Monday, May 16, 2022. All submissions need to be completed/submitted by Thursday, May 12, 2022

The Board briefly discussed with the owners if there were any present plans for a camping area on the property. The owners advised that ~~with~~ the current campground regulations/restrictions in the Zoning Ordinance made the proposal of a camping area not advisable at this time.

UPDATE SUBDIVISION APPROVAL NOD, SAWYER FAMILY TRUST (T/M/L 012-001-003)

Mardean Badger gave the Board an update on the Subdivision Approval of the Sawyer Family Trust (T/M/L 012-001-003). She made the following points:

- The Planning Board has received the DES approval for the subdivision, which was one of the 2 conditions for subdivision approval
- The Planning Board has not received as of Wednesday, May 4, 2022, the approved minutes of the Ashland Selectboard meeting of Monday, April 18, 2022, for their files. This is needed to document the Selectboard approval of access to the property from the Class VI McDonald Farm Road

The Planning Board has tabled this subdivision approval for this meeting. The Board will discuss this Subdivision further at a future meeting.

INFORMAL CONSULTATION WITH JAMES GUYOTTE AND LISA CROSS, NEW BUSINESS

James Guyotte and Lisa Cross met with the Board for an Informal Consultation regarding their proposal of putting a food truck on the Cross property located on Cross Road [3 Cross Road, TML 015-001-026]. They came before the Board to briefly discuss the rules/regulations pertaining to running a food truck on private property. The Board made the following recommendations:

- Contact the Selectboard concerning the obtaining of a vendor's permit for the business
- The Cross property is in the Rural Residential Zone; read through the Zoning Ordinance relative to Rural Residential regulations
- Check the Zoning Ordinance regarding regulations pertaining to sign permits and the regulations pertaining to the size/dimensions of all business signs
- Route 3 is a State-owned road; check with the State/DOT regarding any regulations pertaining to Route 3
- The new business will need a state license as well as Health and Human Services Certification
- A State vendor's license will cost \$50 since the new business will be on private property; the vendor's license will be valid until December 31.

NEW BUSINESS

The Planning Board met briefly with Alan Cilley, who briefly explained that he is working on a project on town property. The Planning Board reviewed its level of responsibility for buildings on town property. No decisions were made at this meeting.

DISPOSITION OF MINUTES

The Board reviewed the minutes from the Wednesday, April 27, 2022, meeting. Kathleen DeWolfe made a motion to approve the minutes as presented. Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote.

ADJOURNMENT

Mardean Badger, Chair of the Board, made a motion to adjourn. The motion was seconded. The meeting adjourned at 7:55 PM. The next meeting of the Planning Board will be Wednesday, May 25, 2022, at the Conference Room, 6 Collins Street at 6:30 PM.

Minutes submitted by Paula Hancock

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