

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, May 25, 2022**

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

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

OTHERS PRESENT: Chantal & Justin Need, business owners, 14 Main Street
Brian Weadick, owner of property, 14 Main Street,
(T/M/L 017-010-002)
Lisa Cross, James Guyotte, owners of property, 3 Cross Road
David Page, owner of White Mountain Brewery, 50 Winter Street
Chuck Joy, property co-owner, 50 Winter Street
Donna Tully, real estate agent, 14 Main Street

DISPOSITION OF MINUTES

The Board reviewed the minutes from their Wednesday, May 4, 2022, meeting. Kathleen DeWolfe made a motion to accept the minutes of Wednesday, May 4, 2022, as presented, the motion passed in the affirmative on a 4-0 roll call vote.

LISA CROSS JIM GUYOTTE INFORMAL CONSULTATION FOR FOOD CART AT 3 CROSS ROAD (T/M/L 015-001-026)

Lisa Cross and James Guyotte met with the Planning Board for an informal consultation relative to their food cart business they would like to locate on their property at 3 Cross Road. The following points were made:

- Lisa Cross and James Guyotte advised that they had completed/submitted a Site Plan Review Application.
- The proposal was that a mobile food cart be located on their private property at 3 Cross Road.

The Board made the following points:

- Mardean Badger advised that the property at 3 Cross Road is located in the Rural Residential Zone.
- The proposal includes the food cart offering a variety of food items that the public would order at the cart and eat at picnic tables located on the property. There would be the issue of signage, traffic flow, and parking on the property
- The Ashland Zoning Ordinance specifies that the food cart would be seen as a commercial business. A commercial business is not allowed in the Rural Residential Zone.
- Ashland Zoning Ordinance deals with Home Occupation business. Under the Home Occupation regulations, the mobile food cart would not qualify as a home occupation.

- The term “abutters” was clarified. It includes property owners whose property touches any portion of the 3 Cross Road property, in addition to properties directly across the street from the property.
- Mardean Badger advised that the owners of 3 Cross Road contact the Zoning Board of Adjustment to meet with the ZBA to ask for a waiver from the Zoning Ordinance.
- Mardean advised that the property owners could invest in a vendor's permit from the town (in addition to the vendor license they have from the state) so they may do business at a different town location until they can meet with the ZBA.

CHANTAL NEED, BUSINESS AT 14 MAIN STREET (T/M/L 017-010-002)

Chantal Need met with the Planning Board to discuss her proposal for 14 Main Street (T/M/L 017-010-002). Brian Weadick, owner of 14 Main Street, met with the Planning Board as well. Chantal Need explained that she would like to open a barbershop at 14 Main Street. The shop will contain a barber chair and wash station. Ms. Need would be the sole employee/occupant. The business would cater to men. Ms. Need advised that all signage would be in the window of the business. She did inquire if she could install a barber pole. She was advised to contact the Town Manager for a sign permit. Ms. Need submitted a Waiver of the Site Plan Review.

Brian Weadick advised that he had purchased the property at 14 Main Street in November of 2021. It was a vacant building at the time of purchase. The property includes the building and limited property. He has done some limited painting in the building.

The Board made the following points:

- The building at 14 Main Street has been both retail space and customer service space in its recent past.
- The owner needs to contact Steve Heath for a life safety code inspection
- The owner needs to obtain plumbing and electrical and sign permits. The owner deals with obtaining all permits
- On street parking: There is no reserved on-street parking for businesses; municipal parking is available on Mechanic Street immediately over the bridge.

Kathleen DeWolfe proposed the following conditions: The Fire Chief needs to complete an inspection of all life and safety issues on the property. The owner needs to obtain plumbing, electrical and sign permits. Andy Fitch seconded the motion.

Kathleen DeWolfe made a motion to accept the Waiver of a Site Plan Review with conditions for 14 Main Street. Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote in the affirmative.

SAWYER FAMILY TRUST (T/M/L 012-001-003) FINAL SUBDIVISION APPROVAL

Mardean Badger advised the Board that on Monday, April 18, 2022, the Ashland Selectboard approved the use of McDonald Road as a means of access to the Subdivision lot owned by the Sawyer Family Trust. The form was signed by the Selectboard at their Monday, May 16, 2022, meeting. The subdivision had previously received official DES approval.

Kathleen DeWolfe made a motion to give final approval to the Subdivision of T/M/L 012-001-003 of the Sawyer Family Trust. Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote in the affirmative.

DAVID PAGE CHUCK JOY EXPANSION OF WHITE MOUNTAIN BREWERY 50 WINTER STREET (T/M/L 018-001-010)

David Page and Chuck Joy met with the Board relative to a proposal for an expansion of the White Mountain Brewery at 50 Winter Street (T/M/L 018-001-010). David Page and Chuck Joy made the following points:

- They will create a small bar service area located in the right-hand end of the building #3 on the property. This new location will serve beer, wines, and hard seltzer for the new beer garden. The new bar needs a different liquor license that has been obtained from the Liquor Commission.
- The property owners want to create a beer garden with a 100-seating area. David has met with Steve Heath who advises that the seating area will accommodate 100 or more. David Page has received his occupancy permit.
- The rest of the building #3 will be rented out for office space.
- The proposal includes moving the 12 x 16' stage from its present location near the brewery and move it to the edge of the beer garden seating area.
- David Page clarified that he, David Page, is the owner/manager of the White Mountain Brewery
- Chuck Joy and David Page are co-owners of the property at 50 Winter Street.
- David Page has obtained the following licenses: nano license, restaurant license, food license and occupancy permit.
- David Page is collecting all information/documentation needed to obtain a proper liquor license from the Liquor Commission
- Ashland Selectboard approves liquor license on property.

The Board made the following points:

- The Board is in receipt of both a Waiver of a Site Plan Review Application as well as a Full Site Plan Review Application
- At our last meeting with David Page and Chuck Joy, it was the Board's feeling at the time that a Waiver of a Site Plan Review would be adequate for this project. After reviewing the extent of the expansion, it is now felt by the Board that a Full Site Plan Review would be appropriate for this project. The Board advised/recommended that a Full Site Plan Review be completed for this project.
- All abutters' names and addresses are listed on the Full Site Plan Review.
- Planning Board has requested that David Page and Chuck Joy share a copy of any communication from the Liquor Commission. This will ensure that the Planning Board forwards the proper information to the Liquor Commission regarding approval of the project.
- The Planning Board will conduct the Site Plan Review of this project at their Wednesday, June 15, 2022, meeting.

DISCUSSION AND UPDATE OF FUNCTION TENTS

Mardean Badger handed out to the Board members a copy of the State of NH Tent Inspection List. This checklist is used by the State for all inspections of event tents. The Board will discuss this checklist in more detail at a future meeting.

DISCUSSION AND UPDATE OF JON KWIATKOWSKI HIGH LIFE BUILDING LOT MERGER

The lot merger has been registered at the Grafton County Registry of Deeds and verification has been received by the Planning Board relative to the Jon Kwiatkowski property.

CORRESPONDENCE

- Mardean Badger sent an email to the Town Clerk inquiring which lots Brian Lash has purchased on the White Mountain Country Club property. [The Planning Board has since received a list of purchased lot numbers from Attorney Philip Hastings.]
- Mardean Badger informed the Planning Board that the public computer at the town office for researching properties is now using the new lot numbers for indexing. Since we don't yet have a cross-reference list of old vs. new lot numbers, the computer search can be done with the physical address of properties. The town clerk informed us the Finance Assistant has a booklet with the new lot numbers.
- Mardean Badger inquired of the Town Manager if there is any update on the hiring of a Building Inspector. There was no response as of this meeting.

ADJOURNMENT

Mardean Badger made a motion to adjourn. The motion was seconded. The motion passed on a 4-0 roll call vote. The meeting adjourned at 8:00 PM. The next Planning Board meeting will be Wednesday, June 1, 2022, at 6:30 PM at 6 Collins Street.

The Planning Board meeting originally scheduled for Wednesday, June 22, 2022, has been rescheduled to Wednesday, June 15, 2022, at 6:30 PM at 6 Collins Street. The June 22, 2022, Planning Board meeting has been cancelled.

Minutes submitted by Paula Hancock