

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, August 24, 2022**

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

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

OTHERS PRESENT:

- Chris Buskey, co-owner of Buskey's and Rego's Auto LLC
- Jacob Rego, co-owner of Buskey's and Rego's Auto LLC
- Andrew Crowley, owner of 47 Highland Street
- Tim Sweetsir

WAIVER OF SITE PLAN REVIEW, BUSKEY'S AND REGO'S AUTO LLC, 89 MAIN STREET (T/M/L 016-012-005-006)

The Board reviewed the Waiver of Site Plan Review for Buskey's and Rego's Auto LLC submitted by Chris Buskey and Jacob Rego, co-owners. The Waiver of Site Plan Review was submitted for a Change in Ownership as well as Change of Use of Business. The owners discussed with the Board the updates and changes relative to the property. They made the following points:

- The previous junk yard is being cleaned up. The previous owner was notified by the town that the junk yard, which existed prior to zoning, had ceased operation and no longer had approval. The Ashland Zoning Ordinance forbids junk yards in the town, so the junk yard cannot be re-activated.
- The owners have applied for a State Inspection certificate/license; they are awaiting State Inspection Certification for an auto inspection station.
- The owners want to include a towing service as part of their business services
- The business will have an inventory of new parts; used parts will be passed on to recycling businesses.
- All tires removed from autos are trucked off the premises for disposal.
- Buskey's would like to obtain the proper licensure from the state to enable the business to inspect motorcycles and to sell cars.
- The owners are making sure that the business meets all state and local regulations and all DMV and DES regulations and ordinances.

The Planning Board made the following recommendations:

- The Board recommends that the owners contact the Fire Chief Steve Heath relative to any recommendations he might have concerning life safety issues relative to the business.
- The Board recommended that the owners contact Devon Thibeault, the Building Inspector, relative to all building permits and signage permits.

Kathleen DeWolfe made a motion to accept and approve Case 20-022-07, the Waiver of Site Plan Review for Buskey's and Rego's Auto LLC. Andy Fitch seconded the motion. The motion passed

on a 4-0 roll call vote in the affirmative.

INFORMAL CONSULTATION ANDREW CROWLEY 47 HIGHLAND STREET (T/M/L 016-003-013) CONVERSION OF DUPLEX TO 3 UNIT MULTIFAMILY RESIDENCE

The Board met with Andrew Crowley, owner of 47 Highland Street (T/M/L 016-003-013) for an Informal Consultation. Mr. Crowley met with the Board relative to his proposal for a conversion of his duplex to a 3-unit multifamily residence. Mr. Crowley made the following points:

- The building has been a two-floor duplex prior to purchase by the Crowleys. The first floor is occupied by a longtime tenant. The second floor is owner occupied.
- There is a passage from the second floor into the second floor of a garage.
- The proposal is to convert the second-floor garage into a 1,000' apartment.
- The first floor of the garage is very small and has a 45-degree ramp entrance. The owner does not consider it as usable garage space.

The Planning Board made the following recommendations:

- Conversion of the garage will need building permits: plumbing, electric, construction. The Board recommended that he contact the Building Inspector, Devon Thibeault to review the plans concerning all building permits/permit regulations.
- Contact Fire Chief Steve Heath to review the plans relative to the new heating system as well as life and safety issues.
- Review all Site Plan Review regulations. Section 1.3d of the Site Plan Review Regulations, which deals with the expansion of a duplex with a third apartment, puts the property into a different category and requires a Site Plan Review.
- The Zoning Ordinance requires that the owner needs to have two parking spaces (20' x 10') per apartment.
- When the potential proposal becomes a definite project, Mr. Crowley will need to come before the Planning Board for a Site Plan Review.

ASHLAND HISTORICAL SOCIETY

The Ashland Historical Society Application for approval of the expanded boardwalk is scheduled for the Planning Board's next scheduled meeting on Wednesday, September 7, 2022.

REVIEW OF RSA CHANGES FOR LAND USE BOARDS (HB 1661 AND 1021)

The Board tabled this discussion of HB 1661 and 1021 for their next scheduled meeting on Wednesday, September 7, 2022.

REVIEW OF RULES OF PROCEDURE

The Board tabled the discussion of the Planning Board Rules of Procedures for this meeting. The Board will discuss and review their current Rules of Procedures at their next scheduled meeting on September 7, 2022.

DISPOSITION OF MINUTES

The Board reviewed the minutes of their Wednesday, August 3, 2022, meeting. Kathleen DeWolfe made a motion to accept the Wednesday, August 3, 2022, minutes as amended. Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote in the affirmative.

ADJOURNMENT

Mardean Badger made a motion to adjourn. Kathleen DeWolfe seconded the motion. The motion passed. The meeting adjourned at 7:55 PM. The next Planning Board meeting will be Wednesday, September 7, 2022, at 6:30 PM at 6 Collins Street.

3Minutes submitted by Paula Hancock