

**Ashland Planning Board  
Amended Meeting Minutes  
Wednesday, May 24, 2023**

CALL TO ORDER: Kathleen DeWolfe, Vice Chair of the Board, called the meeting to order at 6:30 PM in the absence of the Chair, Mardean Badger

MEMBERS PRESENT: Kathleen DeWolfe, Paula Hancock, Andy Fitch, Kendall Hughes, Frank Stevens, (alternate)  
Mardean Badger (arrived at 6:50)

OTHERS PRESENT: Ray Newton, representative of V-Twin Realty, owner, and Robert Graves, owner of Foodie Dudes LLC, new tenant.  
Kevin Leonard, engineer for Lakes Region Community Developers, and Sal Steven-Hubbard, Lakes Region Community Developers.  
Rob Pearlman, developer of church property, and Donald Pintacura, contractor for Rob Pearlman.  
Aaron Stout

Kathleen DeWolfe, Vice Chair, appointed Frank Stevens as a voting member of the board for this meeting.

DISPOSITION OF MINUTES

The Board reviewed the minutes of their Wednesday, May 3, 2023, meeting. Andy Fitch made a motion to accept the minutes of Wednesday, May 3, 2023, as amended. Paula Hancock seconded the motion. The motion passed on a 4-0-1 abstention (Kathleen DeWolfe, Andy Fitch, Paula Hancock, Frank Stevens yes votes), 0 no votes and one abstention (Kendall Hughes) roll call vote.

CASE 2023-04 WAIVER OF SITE PLAN REVIEW APPLICATION FOR 146 MAIN STREET, ASHLAND (T/M/L 214-043)

Robert Graves, owner of Foodie Dudes LLC came before the Planning Board to request a Waiver of Site Plan Review for 146 Main Street, Ashland (T/M/L 214-043). Robert Graves made the following points:

- The proposal is to locate a wholesale coffee roasting business at 146 Main Street.
- The previous business at this location was a wholesale bakery.
- The owner is interested in a wholesale coffee roasting business and not a coffee shop establishment.
- The proposal includes a commissary commercial kitchen to be used by local entrepreneurs who need a commercial kitchen; the kitchen can be used by licensed small businesses in need of commercial kitchen facilities for their business.
- The proposal includes a cold brew canning line as a subsidiary operation.
- Coffee product for roasting would be delivered once a year; the coffee blend product would be delivered once a month.
- The business would have four employees plus the owner; employee parking would be at the rear of the business.
- Hours of Operation would be 7 AM-5 PM.
- There is equipment in place to minimize the sound of the roasting equipment and minimize the odor of the coffee as it roasts.
- The owner would eventually like to see visitors and observers in the future.
- If and when the business expands, Robert Graves will come back before the Planning Board

with his new proposal.

Andy Fitch made a motion to accept the Waiver of the Site Plan Review Application. Kendall Hughes seconded the motion. The roll call vote was 5 yes (Kathleen DeWolfe, Andy Fitch, Paula Hancock, Kendall Hughes, Frank Stevens), 0 no votes.

Mardean Badger, Chair of the Board, joined the Planning Board meeting at 6:50 PM. With the addition of Mardean Badger to the Board, Frank Stevens, as an alternate, retained a voice but no vote on the Board for the remainder of the meeting.

#### INFORMAL CONSULTATION WITH LAKES REGION COMMUNITY DEVELOPERS, MILL POND PROJECT (T/M/L 110-073)

Sal Steven-Hubbard and Kevin Leonard met with the Planning Board for an informal consultation. The presentation focused on work completed or undertaken since their last informal consultation. The following points were made:

- Lakes Region Community Developers met with Ashland department heads three times to discuss concerns about the project.
- The remaining concerns about the Mill Pond Project continue to be access to the property via the easement through the ballpark, encroachments of the ballfield, playground, parking and the gazebo, and the upgrade and maintenance of Mill Pond Lane
- There are a 50' easement to Rte. 3 and a 50' easement to the dam.
- An archeological survey has been completed on the property; no archeological issues were found.
- Lakes Region Community Developers are proposing 60 townhouse family apartments as well as 26 elderly apartments for tenants 62 and over; there is a proposal for 4 single family housing built by Habitat for Humanity
- This project would be part of the Work Force Housing initiative.
- There would be 50' -150' green space around the Mill Pond
- All electric and utilities will be installed underground.

The Planning Board made the following points:

- The requirements of the construction of the road in a development such as Mill Pond is part of the Site Plan Review and Subdivision Regulations which is overseen by the Planning Board
- There remain several unresolved issues (easement access, encroachments, etc.)\_relative to the Mill Pond Project which have to be resolved with the Board of Selectmen.
- Except for the above-mentioned issues, the plan seems to be in good form. The Planning Board suggested that Lakes Region Community Developers meet with the Planning Board for a Design Review discussion before submitting their final application for the project.

#### INFORMAL CONSULTATION WITH ROB PEARLMAN, GENERAL PROPERTIES, 19 HILL AVENUE (T/M/L 110-102, 110-103, 110-104)

Rob Pearlman, owner of the property at 19 Hill Avenue (T/M/L 110-102, 110-103, 110-104) met with the Planning Board for an Informal Consultation.

Before the Planning Board began their consultation, Mardean Badger advised the Board that she and her husband have known the applicant Rob Pearlman for many years as friends and her husband has previously worked for Mr. Pearlman. Mardean at this time has no business, financial or other interests with Rob Pearlman's project and felt that she could hear this informal consultation and look at the merits of the project with an unbiased view. The Board members decided that this applicant did not create a conflict of interest.

Rob Pearlman and his contractor, Donald Pintacura, made the following points concerning his proposal:

- Rob Pearlman is a housing developer who has recently purchased the church property at 19 Hill Avenue.
- Plans are for the parish hall building to be converted to two 1800 square feet apartments; one on the first floor and one on the second floor; each will be a 3-bedroom apartment.
- Each apartment will have individual heat and air conditioning.
- The current size of the parking lot on the property has enough room to resolve all parking concerns.
- There will be no change in the footprint of the present buildings.
- The chapel building's interior layout is presently being designed; the chapel will undergo its renovations/design in a later phase of the project.
- There will need to be two egresses from each bedroom in each proposed apartment.
- The proposal includes a pier building with storage and garage space for the tenants; the corner portion of the property will be used as green space.
- There is a utility room adjacent to the rectory; the utilities can be used by both the rectory building and the church proper.
- The rectory is being renovated as an individual rental residence.
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The Planning Board made the following points:

- The developer will need to determine whether the 3 distinct parcels will be merged in some combination or kept separate.
- Fire Chief Steve Heath will need to complete a life and safety code inspection before issuing an occupancy permit.
- A property survey should be completed to determine current property boundaries.
- Because this is a change of use, a full Site Plan Review is required.
- The developer should determine how the parking area on the property will be used.

#### CORRESPONDENCE

- The Planning Board has sent an email to Atty. Philip Hastings, representing White Mountain Country Club relative to the "continuing activity" at the White Mountain Country Club property; the Planning Board is requesting that White Mountain Country Club come before the Board to update the Board on their proposed new uses of the property and to submit a site plan review application. The Board is awaiting a response to the email.
- US Cellular has made a request to the Board of Selectmen to construct a new cell tower on the transfer station property; US Cellular needs to come before the Planning Board to discuss the new cell tower construction.
- Buskey's property at 87 Main Street has been sold to a landscape company. Further information will be forthcoming.

#### ADJOURNMENT

Mardean Badger made a motion to adjourn. The motion was seconded. The motion passed on a 5-0 roll call vote in the affirmative. The meeting adjourned at 8:30 PM. The next meeting of the Planning Board will be Wednesday, June 7, 2023, at 6:30 PM at 6 Collins Street.

*Minutes submitted by Paula Hancock*