

**Site Walk of West Street
Amended Minutes
Property of Brandon Hiltz
Monday, April 1, 2024**

The Ashland Planning Board met at the property of Brandon Hiltz – TML 214-015, owned by BH Real Estate Holdings LLC -- at the end of West Street for a scheduled Site Walk. The Site Walk began at 1:28 PM.

PLANNING BOARD MEMBERS PRESENT: Mardean Badger, Chair
Kathleen DeWolfe
Kendall Hughes
Frank Stevens, (alternate)
Paula Hancock

OTHERS PRESENT: Andy Fitch, BOS
Brandon Hiltz, property owner
Will Hess, Hess Engineering Construction Consultant
Devon Thibeault, Building Inspector/Code Enforcement Officer

HILTZ PROPOSAL FOR GARAGE AND PARKING AREA (TML 214-015)

Will Hess, representing Hess Engineering, and Brandon Hiltz, owner of the property, were present for the site walk for the proposed repair garage and shop at the end of West Street in Ashland.

The following points were made by Mr. Hess and Mr. Hiltz:

- Mr. Hess pointed out the stakes that marked the corners of the proposed building and the parking area.
- The proposed road will come off West Street, enters the property and curves up a steep bank.
- The corners of the proposed garage will be located on the current bank and will be angled toward the proposed road.
- The blue/orange stake on the property close to the stakes indicating the corners of the proposed garage is not a stake that belongs to the Hiltz project. Mr. Hess was not sure who the current owner of the blue/orange stake is.
- The back corner of the garage is located 25' from the property line and is located exactly on the setback.
- The front corner of the proposed garage is in the slope.
- The front of the building will come to the edge of the road.
- The proposed well will be on the west side of the proposed building. The proposed septic system will be located on the east side of the building. This will solve the problem of keeping water and septic separate.
- The water used for the washing of all trucks on the property will be serviced by a water separation system. This separation system is totally closed.
- A parking area will be created and located in the lower area of the property and will access the proposed road.

- A survey of the property is being completed and will be submitted soon to the Planning Board. The survey will be used to finalize the exact location of the proposed building.
- There is still some more leveling of the site to do.
- The question was raised by Andy Fitch relative to parking Hiltz equipment on the West Street property. Brandon Hiltz explained that all Hiltz equipment will be located on a 70-acre property he owns on Fairgrounds Road in Plymouth, NH.
- Mr. Hess explained that the hill behind the proposed building location is still in the process of being stabilized and more ledge will be removed, likely with jackhammer equipment.
- The State property line is designated by a fence that has been installed on the property. *There was discussion by some Board members needing verification as to who owns the fence, whether the fence is actually on the property line, and Mr. Hiltz explained that he owns the game camera that was sighted.*
- There is a triangular piece of property that was purchased by the State when I-93 was constructed in the 1960s.
- Brandon Hiltz explained that there will be two walls installed on the property, the first wall along the edge of the proposed road and a second wall down below near the well site.
- The question was asked as to how far the property line is from the State right of way. The regulation is that the property needs to be 75' from the State right of way and 35' from the setback. Will Hess explained that the property line is 105' from the edge of the road.
- Brandon Hiltz was reminded that he needs to be careful about fluid seepage from his trucks since his garage will be close to both the town well and the aquifer.
- The proposed drainage system will be installed beneath the proposed parking lot. There will be a retention area installed to retrieve and catch all grease from the trucks. There will be catch basins installed in the parking area.
- When asked about DES permits, Mr. Hess explained that 30,000 square feet will be impacted by their project. Mr. Hess explained that any project that impacts 100,000 square feet or more is the point where DES becomes involved with the project plans.
- The septic system has not been designed yet. The design will be discussed when all information from Horizon Engineering has been fully reviewed.
- Building and setback permits need to be obtained but no permits from the State.

STATUS OF ROAD WORK UP THE HILL

- Mr. Hiltz explained that the road is constructed at a 10% grade as per town Zoning Ordinances and Regulations.
- The question was raised by Andy Fitch if anyone knew how many feet there was from the access point of the property and the field at the top of the hill. Will Hess estimated it would be 1,500'
- Mr. Hiltz explained that he will have the erosion fence repaired as needed to minimize erosion.
- It was pointed out to Mr. Hiltz that at present the side of the proposed road has not been stabilized. It was pointed out that with a major rainstorm in this area the resulting water will flow over the present fence at the bottom of the slope. The water will go from the edge of the proposed road to the bottom of the slope. The current fence at the bottom of the slope will not keep the soil from going over the current fence.
- There are some ripples in the soil detected at the top of the road.

- The question was asked by Mardean Badger as to Mr. Hiltz's plans for the property at the top of the hill. He explained that the property at the top of the hill is in the rural residential zone and that he is planning to put in a subdivision and residential lots at the top of the hill. It was pointed out that the steepness of the road will be an issue if residential lots are located at the top of the hill.

[Kathleen DeWolfe, Frank Stevens, and Devon Thibeault walked up the converted trail to view the status of the land at the top of the road.]

HILTZ PROPOSAL FOR POLICE STATION

Mr. Hiltz said that if the plan for the West Street property is not accepted by the Planning Board, he would consider proposing it for a good location for a proposed new Police Station. The Planning Board members said that Mr. Hiltz would need to have that conversation with the Selectboard and the Police Chief about his possible police station proposal.

HILTZ PLANS FOR OLD LIQUOR STORE

Brandon Hiltz has purchased the property and building at the old Liquor Store property off West Street. He stated that he is planning a martial arts studio for the building. He is currently doing some repairs to the building. It was explained that the Liquor Store property has parking issues. There is very little parking available on the property. The Planning Board recommended that Brandon Hiltz locate the oil tank on the Liquor Store property, find out how old the oil tank is, if the oil tank is single or double walled. Mr. Hess indicated that he would be filing a change of use site plan application soon.

ADJOURNMENT

The Site Walk concluded at 2 PM. The next meeting of the Planning Board will be Wednesday, April 3, 2024, at 6:30 PM at 6 Collins Street.

Minutes submitted by Paula Hancock