

**Ashland Planning Board
Approved Meeting Minutes
Wednesday, July 10, 2024**

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

MEMBERS PRESENT: Mardean Badger, Kendall Hughes, Chris Janosa, Paula Hancock, Frank Stevens (alternate), Linda Barnes (alternate)

CASE REPRESENTATIVES: 130 Main Street -- Scott DiGiacomo
WMCC LLC -- Ryan Hudock
Lakes Region Community Developers
Kara LaSalle (LRCD)
Kevin Leonard (Northpoint Engineering)
Megan Carrier (Sheehan Phinney)

Mardean Badger appointed Frank Stevens as a voting member of the Board for this meeting. Kathleen DeWolfe has resigned from the board.

DISPOSITION OF MINUTES

The Board reviewed the minutes from their Wednesday, June 26, 2024, meeting. Kendall Hughes made a motion to approve the minutes as presented. Frank Stevens seconded the motion. The motion passed on a 5 yes (Badger, Hughes, Janosa, Hancock, Stevens) 0 no 0 abstentions on a roll call vote.

SPR #2024-013 SITE PLAN REVIEW FOR 130 MAIN STREET, TML 109-073 APPLICATION

Scott DiGiacomo, representing Maurice Guyotte, came before the Planning Board for a Site Plan Review Application for 130 Main Street TML 109-073.

PUBLIC HEARING:

Kendall Hughes made a motion to accept the application as complete. Chris Janosa seconded the motion. The motion passed on a 5 yes (Badger, Hughes, Janosa, Hancock, Stevens) 0 no, 0 abstentions on a roll call vote.

Mardean Badger, Chair, opened the Public Hearing for Case 2024-013 TML 109-073 for 130 Main Street at 6:35 PM.

Scott DiGiacomo, representing Maurice Guyotte, is intending to purchase the property to open an equipment and tool rental center, which his son will operate. He explained his plans:

- Expand the building footprint with a 26' x 30' addition.
- There will be 2 storage containers, 8' x 40'
- There will be 2 or 3 12' x 60' truck trailers
- Two enclosed dumpsters located on site

- The featured equipment will include chippers and excavators, smaller hand tools; larger rental equipment will be sent by truck directly to the customer's work site
- Hours of Operation: 7AM-5 PM Monday-Friday, 8AM -1 PM Saturday
- There will be 16 striped parking spaces for customers.
- There will be a security fence in place.
- Retaining wall needs to be repaired and expanded.
- There still needs to be minor interior renovations; expect to open within 30-60 days

Ms. Pennucci (22 Winter Street) raised a concern about the storage of fuels on the property.

Scott DiGiacomo responded that the fuel will be limited to 99 gallons stored in the back of their trucks. There will be no bulk storage on site. The equipment will be fueled offsite. The heavy equipment repair will be done offsite by a chosen partner of the owner. There are no major lifts on site.

The Public Hearing was closed at 6:50 PM

Approval of the application was discussed with the following conditions:

- Inspection by the Fire Chief to include all fire/safety regulations and safety issues.
- The business will have to comply with all fuel safety regulations
- All necessary permits (electrical, mechanical, plumbing, and sign) be obtained through the Building Inspector.
- All parking spaces need to be striped
- After completion of all renovations and additions, an as-built plan needs to be submitted to the Planning Board for their files.

Frank Stevens made a motion to approve the application with the conditions listed above. Chris Janosa seconded the motion. The motion passed on a 5 yes (Badger, Hughes, Janosa, Hancock, Stevens) 0 no vote, 0 abstentions on a roll call vote. A Notice of Decision with conditions will be sent to the applicant and all department heads.

SPR #2024-11 SITE PLAN REVIEW FOR WMCC LLC, 3 COUNTRY CLUB DRIVE, TML 201-002 -- SITE PLAN REVIEW FOR CARTBARN AND PARKING SPACES OUTSIDE CLUBHOUSE

Representing WMCC is Ryan Hudock of Horizons Engineering.

Kendall Hughes made a motion to accept the Site Plan Review Application as complete. Fran Stevens seconded the motion. The motion passed on a 5 yes (Badger, Hughes, Janosa, Stevens, Hancock) 0 no votes, 0 abstentions on a roll call vote.

Mardean Badger, Chair, opened the Public Hearing at 6:55 PM. The proposal was presented by Ryan Hudock with the following points:

- The new Cart Barn will measure 32' x 112' and be built just south of and opposite the clubhouse. The 10th tee has been relocated.

- There will be an impervious area in front of the cart barn for staging the golf carts before being picked up.
- The new parking area will be west of Reach Drive and will have 21 parking spaces.
- The Alteration of Terrain permit application was received by DES on July 2, 2024, and is being reviewed by DES.
- The cart barn will be sided with wood with cupola structures along the top of the structure.
- There will be one ingress and one egress from the cart barn. There will be electric lighting and charging stations.
- On the southwest corner of the cart barn will be the cart washing area. There will be a subsurface tank that the water will be drawn into and will be emptied when needed.
- The cart barn does not impinge on any setbacks and is located outside the right of way. The cart barn is outside the flood plain.
- Reach Drive will not change. Traffic flow will remain the same.
- Storm water measures are underground between the cart barn and the clubhouse. A 2,500-5,000-gallon holding tank will be installed to collect stormwater and drainage.
- There is an infiltration pond on the southeast corner by the clubhouse

ABUTTERS RESPONSES

Bob Sullivan (22 Fairway Drive)-- WMCC has been great to all the homeowners around them.

There was a concern about fire suppression in the cart barn. There will be an open-air ventilation system in the cart barn. The Fire Chief has checked the cart barn suppression system.

The Public Hearing was closed at 7:12 PM

Conditions for Site Plan Review Application:

- Inspection of Cart Barn by Fire Chief
- Obtain approval of the Alteration of Terrain Permit from DES
- Obtain permits (electrical, mechanical, plumbing, sign) permits from the Building Inspector
- Parking will be striped and there will be handicapped parking spaces will be signed
- Submit an as-built plan to the Planning Board for its files

Chris Janosa made a motion to approve the Site Plan Review Application with conditions as listed above. Frank Stevens seconded the motion. The motion passed on a 5 yes (Badger, Hughes, Janosa, Hancock, Stevens) 0 no votes, 0 abstentions in a roll call vote. A Notice of Decision with conditions will be sent to the applicant and all department heads.

LLA 2024-12 LOT LINE ADJUSTMENT BETWEEN 72 RIDGE ROAD, TML 105-046-000 ALBERT JAGODA/INGE CAMOLA AND EHFAR

Prior to the meeting, the Boundary Line Adjustment Application was withdrawn by the agent of the applicant.

DESIGN REVIEW FOR MILL POND LANE PROJECT

Lakes Region Community Developers has come before the Planning Board for a Design Review. This is a more detailed discussion of the developers' proposal for the Mill Pond Lane property. Kara LaSalle, representing Lakes Region Community Development and Kevin Leonard, Leonard Engineering and Megan Carrier, Attorney for Lakes Region Community Developers.

Lakes Region Community Developers are proposing a 76-unit multi-family development.

PROJECT OVERVIEW

- Mill Pond property has been surveyed.
 - Mill Pond Lane is owned by Mill Pond Associates.
 - The survey determined that the Town of Ashland does not own the Mill Pond Lane, although the town has maintained it for many years.
 - An archeological study has been done on the property. The Historical Resources division has found that there are no archeological concerns on the property; the project can move forward.
 - No endangered plants or animal species have been found on the property.
 - The developers will put in a driveway to the development along the easement at the end of the town ballfield property.
 - The tanks originally found on the property have been removed; no leaks were found in the tanks.
 - Lakes Region Community Developers are working with the Nobis Group to locate, identify and mitigate the hazardous substances on the property. Nobis will deal with all debris material removal left from previous uses of the property.
 - A soil map has been made of the property.
 - DES permits needed include wetlands, shoreline and sewer permit.
 - A traffic review has been completed and submitted to the Planning Board.
 - The dam on the property is owned by a third party.
 - There is an existing wetland on the property which has been mapped.
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- The Mill Pond Lane Project has 28.27 acres in the Commercial and Residential Zones.
 - The developers have determined that the buildable area is 12.39 acres. While the Zoning ordinance would allow 108 units in that area, the developer is proposing 76 units.
 - The developer is proposing to extend Mill Pond Lane another 1,000 feet and add 4 single family residential lots on the Lane. The developer will partner with Habitat for Humanity for this portion of the project. The homes will each have garages.
 - The developer will extend and upgrade the present water and sewer system to service the homes.
 - All buildings will have fire suppression systems and there will be hydrants put in multiple sites of the development.
 - Because of grade changes in the area, the developer will install a pump/step sewer system in the development to connect with the town sewer system.
 - The current overhead utilities will be installed underground.

- The developer will upgrade Mill Pond Lane to Town road standards and is proposing that Mill Pond Lane up to the circle be accepted as a town road. A portion of the road would be bordered by a retaining wall and guardrail between the road and Mill Pond.
- The roadway beginning at the circle and continuing into the development will be a private road.
- There is an existing easement to the dam and a paved access road will be included.
- Mill Pond Lane and Route 3 will both be access points to the development.
- 76 units in 11 buildings of 2- and 3-bedroom apartments will be constructed in a three-phase project.
- Six ADA accessible residences (single story) will be constructed: two 3-bedroom units and four 2-bedroom units.
- Two parking spaces will be provided for each unit, with additional parking available.
- All property management will be provided by Stewart Property Management, including snow plowing, trash removal, lawn care, septic system management, unit repairs and upkeep, etc.
- There will be a curbed sidewalk system throughout the development and to Route 3.
- This development is not Section 8

The Planning Board indicated that further information would be necessary, e.g., impacts on electrical system, water and sewer systems, school building and population, traffic impact on Winter Street. Further information to be supplied would also include explanation of the tax impact and explanation of the affordable housing and rental rate computations.

ABUTTERS' RESPONSES -- IN FAVOR OF PROJECT

Jessica Bartlett, Hydro on Mill Pond Lane: I am in full support of this project.

ABUTTERS' RESPONSES -- IN OPPOSITION TO THE PROJECT

Sarah Stoppe, 85 Main Street: I am in opposition to this project. This project affects my property. The addition of 2 or 3 bedroom units will add 1-3 students to our school. It could add up to 10 students per grade in our local school and a total of 129 students from this development. This development will also affect our tuition to Plymouth Regional High School in the amount of \$1.8 million. The additional students will affect our Special Education Services, ELS services; it will add to curriculum and will need more teachers for the increased student numbers. The residents of this development will divert more traffic close to the park and close to our children. There are a lot of children in the park daily. Tonight's presentation does not address the gazebo and ice rink concerns. Will the increase of children residing in this project mean the necessity of needing to construct a new school?

Tim Smith, 47 Winter Street: I am concerned about the increase in traffic to Winter Street access point (68 cars per day) and Rte 3 access point (500 cars per day). I am also concerned about hazardous materials and protection of the wetlands on the property.

Yvonne Downes, 6 Mill Pond Lane: I have concerns and questions about the EPA cleanup of the property. I am concerned about the DES environmental impact. I would like to see both the EPA and DES Impact reports and projected costs.

Sheila Grinley, 14 Mill Pond Lane: The construction of a new retaining wall will disturb both the vegetation and animals on the property. This construction will disrupt the animals' routes through the property while traveling through the area.

Rich Grinley, 14 Mill Pond Lane: He expressed concerns about the increases affecting the school and the increased traffic on Mill Pond Lane.

Anna Marie Pennucci, 22 Winter Street: I am suggesting that two roads be installed on the property. The bridge across the wetlands is not necessary. We need to accommodate the wetlands. There is a problem with fertilizer runoff into the Mill Pond. There will be increased noise in the development. There is also the impact of accumulated dust. Do we have to expand our waste treatment plant with the increase of residents from this development?

Chuck Joy, 50 Winter Street, inquired about the proposal to include senior housing. It was explained that the requested variance for senior apartments under the 750 square foot requirement was denied by the ZBA.

Ann Barney, 98 River Street, distributed a handout with information she gathered about the impact on the school. She also was opposed to the loss of parking area for game spectators and participants and the closeness of the road to the play areas.

Laura Chulack, 249 River Street, asked if other communities were considered and why was Ashland selected.

Samantha Leahy 43 Winona Road: Ashland Fire and EMT do not transport but contract for the service. The addition of 76 more residential units will continue to add a strain to the Fire Department and may increase our contract for transport. I am concerned about debris on the property left by previous owners. The debris is still there.

Arlene Stoppe, 85 Leavitt Hill Road, asked if there was an estimate of property taxes when the project was completed. She also expressed concern about the tax burden created by the expansion of town services for the project.

Bob Letourneau, 69 Thompson Street, noted concerns about increased school costs, the poverty level in the town, environmental issues. He also noted that the town has other infrastructure needs, including the need for a new police station.

Tracy Blanchard, 47 Winter Street: I am opposed to this project. Ashland has enough of this type of development already constructed. I have counted 32 buildings and 400 units already constructed for workforce housing. Does the town have any input on the final design of the development.

Don Stoppe, 85 Leavitt Hill Road, expressed opposition to the project.

[Public comments concluded]

Mardean Badger, Chair of the Planning Board, emphasized that nothing has been approved yet about this project. The Planning Board will make information concerning this project available to the public, hopefully through the town website, as we receive the information. However, she noted that it will take some time.

Devon Thibeault, Building Inspector: If any Ashland resident wants more information about this project contact the state agency that pertains to your concern and make a 91-A request for that information. The agency contacted has to provide information.

ADJOURNMENT

Mardean Badger, Chair, closed the meeting at 9:15 PM.

The next Planning Board meeting is a joint meeting with the ZBA for a Special Exception and a Site Plan Review by the Planning Board relative to the Dew Drop In food truck on property owned by Lisa Cross at 3 Cross Road on Thursday, July 11, 2024, at 6:30 PM at 6 Collins Street.

Minutes submitted by Paula Hancock