

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, October 2
2024**

CALL TO ORDER: Kendall Hughes, Chair, called the meeting to order at 6:30 PM

MEMBERS PRESENT: Mardean Badger, Chris Janosa, Tricia Farris, Kendall Hughes, Paula Hancock

Donna Locurto (alternate), Bethany Franz (alternate, absent with notice), Linda Barnes, (alternate, absent with notice)

OTHERS PRESENT: Robert Graves, applicant, Monte Alto, 146 Main Street
James Spanos, agent for Rob Pearlman, owner, Laurand Properties LLC
Mario Focareto of Brown Engineering, representing Micheal Latulippe, Granite Ridge Project, Thompson Street

**APPLICATION FOR MODIFICATION OF EXISTING SITE PLAN AT 146 MAIN STREET
ASHLAND NH (TML 214-043)**

Robert Graves came before the Planning Board to give an update on the business located at 146 Main Street. Robert Graves is requesting a modification of an existing Site Plan. The reason for the modification is to establish a gluten free bakery located at 146 Main Street (TML 214-043). The business will be wholesale. The bakery items will be sent off premises. There will be no retail sales.

As the intent of Cafe Monte Alto is to continue as a production facility for wholesale purposes only. There should be zero changes to the previously approved Site Plan Application. The gluten free bakery will be similar to the roaster business already approved.

Robert Graves was requested by the Planning Board to submit an Application for Modification of an Existing Site Plan as well as a floor plan of the new bakery business. Robert Graves submitted the application with the owner's signature as well as a floor plan at the October 2, 2024 Planning Board meeting.

Mardean Badger made a motion to grant the Modification of an Existing Site Plan for 146 Main Street. Chris Janosa seconded the motion. The motion passed unanimously.

**LAURAND PROPERTIES SITE PLAN REVIEW APPLICATION 19 HILL AVENUE,
ASHLAND NH 03217 (TML 110-102, 110-103, AND 110-104)**

At the beginning of the Planning Board's consideration of the Laurand Properties Site Plan Review Application Mardean Badger made the following statement:

"Before we consider the Site Plan Review Application from Laurand Properties for 19 Hill Avenue, I would like to recuse myself from the discussion and deliberation of the application. I and my husband are personal friends of Rob Pearlman, the owner of Laurand Properties. And about ten years ago, my husband worked for an industrial tank re-lining company owned by Mr. Pearlman.

Neither my husband nor I have any personal, financial or other business interest in Laurand Properties. We do not have any personal, financial or other business interest in the project at 19 Hill Avenue. We

also have no personal or business relationship with James Spanos, who is Mr. Pearlman's agent for this application.

However, at this time, I will recuse myself from consideration of this application.

Mardean Badger

Kendall Hughes, Chair, appointed Donna Locurts (alternate) as a voting member to replace Mardean Badger for the Laurand Properties Site Plan Review Application and for the remainder of the meeting.

James Spanos advised the Board that all concerns expressed by the Board previously have been addressed. The existing former rectory has been turned into a 5 bedroom house. There will be no exterior changes to the former rectory building. The former church hall has been renovated into a 2 3 bedroom apartments. The former church building is being renovated into a 2 3 bedroom apartments as well as a separate complete studio apartment. There have been no exterior changes to any of the buildings. The owner expects to begin to rent the apartments by the end of the year. The property has been changed from church property to current residential.

James Spanos explained that the stained glass windows in the former church were removed from the property intact. Vinyl siding will be used to fill in where the former windows were placed. New windows will be installed in the buildings. A new sprinkler system has been installed in the buildings.

Questions were raised by the public about proper ingress and egress from the present parking lot located on the property. James Spanos explained that there was proper ingress and egress from the parking lot and the lot met all town requirements. There will be 12 cars maximum parked on the property so there will be no generation of traffic from this property. Questions were raised by the public about how this rental property will impact the school population. It was estimated that there might be 10-12 children living at this property. The Laurand Properties owners will take this property off tax exempt status and back onto the town tax rolls. There are no grants for the development of this property. This is a good use of this property at 19 Hill Avenue.

Kendall Hughes made a motion to accept the Laurand Properties Site Plan Review Application as complete. Chris Janosa seconded the motion. The motion passed unanimously.

Chris Janosa made a motion to approve the Site Plan Review Application for 19 Hill Avenue. Donna Locurts seconded the motion. The motion passed with no dissent.

GRANITE RIDGE PROJECT THOMPSON STREET MICHEAL LATULIPPE (TML106-22)

Mario Focareto of Brown Engineering, representing Micheal Latulippe, Granite Ridge Project on Thompson Street came before the Planning Board to discuss the amount and form of the bond for the Granite Ridge Project on Thompson Street. Mario Focareto discussed briefly the difference between construction bond, restoration bond and builders bond. Mario stated that the Granite Ridge Project on Thompson Street would have a restoration bond. The amount of the bond would be \$129,481.70. A letter of credit will be put on file with a local bank to cover expenses for the project. Mardean Badger made a motion to accept the Brown Engineering estimate of \$129,481.70 for a restoration bond and that restoration bond will be in the form of a letter of credit from a local bank. A construction bond will be established upon sale of the first lot. Chris Janosa seconded the motion. The motion passed.

DISPOSITION OF MINUTES

The Board reviewed the minutes from their Wednesday, September 25, 2024 meeting. Chris Janosa made a motion to approve the minutes as amended. Mardean Badger seconded the motion. The motion passed on a 4 yes (Badger, Hughes, Janosa, Hancock) 0 no votes, 1 abstention (Tricia Farris).

ZONING ORDINANCE MAPS

Kendall Hughes advised the Board that there need to be changes to the Zoning Ordinance maps. Kendall advised that the hard copy set of maps need to match the online version of the same maps. Kendall Hughes went on to say that CSI Mapping Company can take any digital map and do a current overlay map with several layers.

Kendall advised that Winter Street and Hill Street are designated as Rural Residential instead of Village Residential.

Kendall Hughes advised the Board that the Zoning Ordinance has no written section that pertains to solar energy and its necessary regulations. The Planning Board needs to meet with the Electric Company. There are many different ordinances pertaining to solar energy from which the Planning Board can create its own ordinance and regulations. The Planning Board will look into scheduling a charette in 2025. Invest NH would be a good organization to connect with to assist the Board.

CELL TOWER UPDATE

The owners of the cell tower are presently working on the tower structure and installing and uninstalling communication devices on the tower. The cell tower owners need to come before the Planning Board to update the Board on their current plans for the tower.

135 THOMPSON STREET UPDATE

The Planning Board has requested the property owners at 135 Thompson Street come meet with the Planning Board to discuss their current plans for their property.

MILL POND PROJECT UPDATE

The Mill Pond Project applicants have submitted their application for the Mill Pond Project. The Planning Board will begin their review of the application at their Wednesday, October 23, 2024 scheduled meeting. The Planning Board meeting will be moved to the Booster Club for this meeting. The meeting will begin at 6:30 PM.

ADJOURNMENT

Kendall Hughes made a motion to adjourn. Chris Janosa seconded the motion. The motion passed. The meeting adjourned at 7:45 PM. The next meeting of the Planning Board is Wednesday, October 23, 2024 at 6:30 PM at 6 Collins Street.

Minutes submitted by Paula Hancock