

ASHLAND PLANNING BOARD
MEETING MINUTES
June 26, 2013

Call to Order - Chairman MacLeod called the meeting to order at 6:30 PM.

Members Present – Liz Cody, Philip Preston, Frances Newton, Alt. Cheryl Cox,
Alt. Normand DeWolfe

Members Absent – Alt. Anthony Randall [with notice], Gordon McCormack Jr.

Business

- Debra Peters was present in reference to the Site Plan Review application for 79 Main Street. They have a new tenant for the building and per the site plan regulations have filed an application and are requesting the waiver of full site plan.

Discussion – this is just a change in tenant; previous inspections have been completed on the building

Motion to waive full site plan for Thomas and Debra Peters at 79 Main Street – Cody; second – Preston; vote 4-0 in favor

Completed sign permit was given to Debra Peters

- Rebecca Buford submitted an application for a Home Business for her daycare. She also submitted a Zoning Verification form from the state for the planning board to sign.

Discussion – inspections would need to be done by the Health Officer and the Fire Chief

Motion to approve Home Occupation Application – Cody; second – Preston; vote 4-0

- EHFAR plans [revised] were passed out.

Discussion – the board talked about the possible need to have the plans reviewed by an independent consultant. This would be at the expense of the developer.

Motion to get a consultant – Newton; second – Cody; vote 4-0

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Guest Speaker – Jeff Taylor

Subject matter – Tax Increment Financing [TIF]

- Needs town meeting approval to create an opportunity to create a TIF
- TIF is geographic specific – valuation of existing area is totaled – taxes are distributed as usual – if building needs new infrastructure the TIF works [new \$500,000 building taxes are used to pay off the new infrastructure] – always need developer agreement and letter of credit – TIF district taxes are usually frozen – town would need a developer interested and willing to participate – residential property is not usually involved in TIF

Following discussion the following suggestions were made – (1) that the Board invited Mark Scarano of the Grafton County Economic Development Council to come to a meeting to explain what his program might be able to do for the town; (2) that the Board set up a meeting with the larger businesses; (3) that the Board set up a meeting with the owners of the mill complex.

Next meeting July 10 – 7 PM – place to be announced.

Meeting adjourned at 8:15 PM.

Patricia Tucker