Call to Order
Chairman MacLeod called the meeting to order at 7 PM.

Members Present
Fran Newton, Susan MacLeod, Alt. Norman DeWolfe, Philip Preston, Cheryl Cox, Liz Cody, Alt. Anthony Randall

Absent with Notice – Gordon McCormack Jr.

Pre Application Consultation – Soldier On
Presenters – Taylor Caswell, John Downing, Jennifer McCourt, Jim Scalise, Tilman Lukas

John Downing – CEO of Soldier On
- Project is permanent housing for veterans
- Owned units
- Tax generated
- Designed and built sustainable units
- Always remain with veterans
- Soldier On delivers all services to the owners [vans for transportation is provided]
- Residents have no dependents
- Soldier On is the largest provider of services outside the VA on the east coast
- Object is to prevent veterans from being homeless
- Soldier On receives grant monies

Jim Scalise – Project Manager
- Property located on Riverside Drive
- 9.3 acres
- Surveyed by Roy Sabourn
- Proposed 4 buildings totaling 50 one (1) bedroom units
- Over 50% of the land would be open space
- Limited traffic in or out of the complex
- Lighting would be downcast
- 100% of project is affordable housing
Units are 100% accessible  
Meet life safety codes [sprinkler systems]; turnaround fits fire truck  
Heating would be propane  
Public water and sewer  
Property is in Rural Residential and Village Residential Zones  
Current density would allow 32 to 33 units  
Units about 450-500 square feet

It would be conceivable that the application to the planning board would be denied and sent to the Zoning Board for various variances.

Public Comments/Questions

- What about runoff? No answer at this time although there are ways to prevent problems
- Why not cut the project in half? Case managers with HUD funding are 2 for every 25 units.
- What about foot traffic? History is that there is very little foot traffic; residents use the van to access outside
- Residents usually like to be part of the community; some work part time
- Soldier On provides services [health etc]; VA helps the residents
- Timeline is based on funding; if it is approved it could be up to two years before completion
- Comments included liking the project and some did not agree that this would be the right fit for Ashland
- What would the view from the road be? Proposed trees and vegetation along the entrance to the units
- Benefits to Ashland – affordable housing, paying taxes and for services; good neighbors; support Vets
- Are the same hurdles found in other venues? Yes
- What defines affordable? Federal sources define as less than 60% of area medium income

Old Business

EHFAR LLC – the Notice of Decision was done in January awaiting the corrected plans; letters have been sent to prospective engineers asking for quotes to review the plans and monitor the project; the original decision included the possibility of this project review as a condition subsequent instead of requiring a bond.

The Chair and Board Secretary signed the mylars.
MASTER PLAN – following discussion motion to adopt Chapter 8
Economic Development – Newton; second – Cody; vote 4-0 in favor

The Board needs to write the implementation chapter. Chapter 4 [Natural Resources] is being outlined by the Conservation Commission.

DISPOSITION OF MINUTES
Motion to approve minutes of June 5, 2013 – Preston; second – Cody; vote 3-0-1 (FN)

Motion to approve minutes of June 26, 2013 with spelling corrections- Newton; second – Cody; vote 4-0

NEXT MEETING – July 24 - Town Hall – 6:30 PM - with Mark Scarano as guest from Grafton County Economic Development

Motion to adjourn at 9:15 PM – Newton; second – Preston; vote 4-0

Taken by Patricia Tucker