

Ashland Planning Board
December 18, 2013

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

Members present - Gordon McCormack Jr; Susan MacLeod; Frances Newton; Philip Preston; BOS Alt Normand DeWolfe; Alt. Anthony Randall

Absent with notice - Elisabeth Cody

Absent -Cheryl Cox

Public Hearing for proposed zoning ordinance amendment - adding 2.3f - opened at 6:34 PM. The proposed amendment was read; lacking local regulations, the setbacks are in accordance with NH RSA's; no comments from members or public. Public hearing closed at 6:37 PM.

Public Hearing for proposed zoning ordinance amendment - Large Wind Energy Ordinance - opened at 6:38 PM.

Chairman MacLeod explained that adding this section to our current zoning ordinance is being proactive. It would give potential applicants direction if and when they were to look at Ashland as a possible site. The ordinance would allow some local control.

Public comments were in favor of such an amendment.

Public hearing closed at 7:07 PM.

Business

- Lot Line Adjustment Mylar for previously approved action for EHFAR, LLC and Micheal Latulippe was presented for signature.
- Voluntary Lot Merger for EHFAR, LLC lots 012-005-005; 012-005-001; 021-002-009 signed by Chairman MacLeod
- Donald Lester submitted the following as required by the December 4, 2013 conditional site plan approval - (1) revised site plan showing outside kennel; and (2) Noise Abatement Plan.

Discussion - Sue MacLeod referred comments to (2) cease and desist letters from the Board of Selectmen; Don Lester stated that this was taken care of as there is no longer boarding or kenneling. The outside area is for "bathroom purposes". Sue MacLeod expressed concern about the outside kennel.

Anthony Randall stated that after reviewing the draft minutes of December 4, 2013 the planning board voted conditional approval of the site plan with two conditions; the applicant has complied with the conditions.

Attorney Weiser asked that the materials given to the planning board [submitted to town office on December 16, 2013] be attached to the minutes.

Attorney Weiser stated that the condition has not been met because there is an outside kennel so the noise abatement has not been met.

F. McBournie presented window specifications for noise rating; he requested that these be attached to the minutes.

Fran Newton felt that the noise abatement plan addresses the problem and if it does not satisfy the abutters; further action can be taken. The Dog Ordinance is on the books and can be used.

Motion to acknowledge the receipt of the amended site plan and the Noise Abatement Plan as required; the building inspector will oversee that the specs are met - Newton; second - Preston; vote - McCormack - yes, MacLeod - yes; Newton - yes; Preston - yes.

The revised site plan dated November 4, 2013 by Anthony L. Randall was signed.

Other Business

- January 8 - Richard Goodwin and Rick Ash will be present to discuss new business in former Ash True Value site
- January 8 - Mike Izard will be present to work on the implementation plan with the board
- Fran Newton presented the priority tables that she has been working on; these will be part of the work with Mike Izard

Motion to adjourn at 8:15 PM - Preston; second - Newton; vote 4-0 in favor

Taken by Patricia Tucker