

**5Ashland Planning Board Meeting
Minutes
March 5, 2014
Ashland Elementary School Library**

Members Present: Susan MacLeod, Fran Newton, Gordon McCormack Jr.,
Phil Preston, Norm DeWolfe (alternate, non-voting)
Members Absent: Elisabeth Cody, absent with notice;
Cheryl Cox (alternate), absent with notice
Others Present: Kathleen DeWolfe

The meeting was called to order at 7:00 pm by Chairman MacLeod.

Public Hearings

Applicants Present: Jennifer L. Hale (Tighe & Bond),
Scott Holman (Zaremba Group)
Abutter Present: Patricia Morrill

► Case 2014-01: Tax Map 004-002-30, Northway Bank, 130 Main Street, Ashland NH.
Subdivision of ~2.6 acres in the Commercial Zone into two (2) lots.

The motion was made by Gordon McCormack Jr., seconded by Fran Newton, to accept the application as complete. The vote was unanimous, 4-0, in the affirmative.

Jennifer Hale presented the subdivision information and plan showing the subdivision line, which divides the current Northway parcel into 2 lots within the regulations for lot area and frontage and as needed for the site plan (about 75,000 square feet, 1.7 acres) for the Dollar General store. The plan shows the markers as they have been referenced in deed language, distances and bearings. While two abutters' addresses originally were incorrect, the addresses were corrected in the notifications; all abutters were notified and all return cards were received by the PB.

The motion was made by Fran Newton, seconded by Gordon McCormack Jr.: To approve the subdivision of Tax Map #004-002-30, Northway Bank, 130 Main Street; the subdivision of approximately 2.6 acres into 2 lots, the 2nd lot being 1.719 acres in the Commercial Zone, as shown on site plan dated January 6, 2014. The vote was unanimous, 4-0, in the affirmative.

► Case 2014-02: Site Plan, Lot 2, 1.719 acres in the Commercial Zone, submitted by Zaremba Group, LLC and Tighe & Bond, Inc. for a proposed 9,100 sq. ft. stand-alone Dollar General retail store with associated parking, landscaping, drainage and utility improvements.

Scott Holman presented the site plan information. *Dollar General* will be the owner/taxpayer of the property and owner/operator of the store. The site plan is based on information discussed during a conceptual meeting with the PB and further modified based on topography, enlargement of the property, relocation of the entrance (as per DOT), adjusted drainage and landscaping. The

overview of the site plan included references to full access entrance (1 way in, left & right turn lanes out); 30 parking spots; extension drive and loading dock for truck deliveries; retaining wall at rear where the grade rises; propane in rear; front/side/back are landscaped; landscaping beds serve as storm water areas; front is sandstone-colored split-faced block with columns/metal panels on the side; building side toward Morrill property acts as retaining wall; lighting fixtures are flat-plane and downcast; signs and exterior lights (except security lights) are turned off one-half hour after closing; typical hours 8am to 9pm seven days a week.

Fran Newton questioned the style of the outside sign: the conceptual drawing indicated a sign (black letters on yellow background) affixed to the building, while a photograph of another store showed individual letters affixed directly to the building. *Mr. Holman indicated that if the change were a condition of approval, the style of sign could be changed.*

Chair MacLeod referenced a previous discussion suggesting a façade style more in keeping with the surrounding businesses. The current concept of the pre-engineered building shows the long sides of the building with metal panels between the upright columns (split-faced block), but Mr. Holman suggested he could work with some changes in finishes on the sides facing the abutting properties. *The side metal panels could be replaced with horizontal vinyl clapboard siding, taupe-colored.* The side toward the Morrill property will also be partially buried due to grade changes and shielded by the trees (on Dollar General property).

Patricia Morrill, abutter, was amenable to the suggested changes to the sides of the façade and the style of the sign on the front of the building.

It was a consensus that a new traffic study by NH DOT was not necessary, as the business would primarily be capturing the traffic that already passes by.

The height (maximum 10 feet) of the block retaining wall at the rear does qualify it as a structure; *the angle of the wall might have to be adjusted slightly to keep it out of the setback area – this can be a condition of approval.*

The sidewalk will be re-built where necessary at the curb cuts to comply with ADA regulations (slope and detectable warning surface) and DOT requirements.

The pylon sign at the driveway entrance will not be changed. The Dollar General company is responsible for all upkeep, inside the building and outside, including the landscaping, trash, etc.

The construction timeline, once approval is complete, is about 90 days for a typical store. The retaining wall will lengthen the project time slightly.

Chair MacLeod asked the Board if they felt third party oversight was necessary during construction. The Board felt that it was not necessary for this particular project. *Mr. Holman suggested that the Board request an “as built” post-construction survey, as the company normally does it anyway.*

The electrical power will come from across the street to a new pole on the site; this is dictated by the power company.

In summary, the conditions that will be considered include:

- *Change the style of sign on front façade*
- *Clapboard siding between columns on the 2 long sides of the building*
- *Adjust retaining wall/fence location outside of the setback area*
- *Provide an “as-built” post-construction survey*

Jennifer Hale will bring all the mylars to the March 26 meeting, at which time the notice of decision and conditions will be written, and the mylars will be signed. The applicant requested that the Board close the public comment period of the public hearing (procedural matter), so the applicant is clear on what conditions of approval will be included in the notice of decision.

At 8:11 pm, the motion was made by Fran Newton, seconded by Gordon McCormack Jr., to close the public comment portion of the public hearing. The vote was unanimous, 4-0, in the affirmative.

The hearing (Board discussion, deliberation, and writing of notice) is continued to the March 26 work session (at the Town Office), when the notice of decision and the conditions will be written.

Regular Meeting

Disposition of Minutes

- January 8, 2014
 - Corrections noted (in red) in the draft: Richard Goodwin in attendance, regular meeting rather than work session, corrected address of 58 Main Street.
 - **The motion was made by Fran Newton, seconded by Gordon McCormack Jr., to approve the minutes of 1/8/2014 as amended. The vote was unanimous, 4-0, in the affirmative.**
- January 29, 2014
 - **The motion was made by Gordon McCormack Jr., seconded by Phil Preston, to approve the minutes of 1/26/2014 as written. The vote was unanimous, 4-0, in the affirmative.**
- February 5, 2014
 - **The motion was made by Phil Preston, seconded by Gordon McCormack Jr., to approve the minutes of 2/5/2014 as written. The vote was 3-0, in the affirmative, with 1 abstention (Fran Newton).**
- February 26, 2014
 - Corrections: identify Cheryl Cox and Norm DeWolfe as alternates, non-voting.
 - **The motion was made by Fran Newton, seconded by Gordon McCormack Jr., to approve the minutes of 2/26/2014 as amended. The vote was unanimous, 4-0, in the affirmative.**

- December 18, 2013
 - Correction, page 2, paragraph 3: change “dog ordinance” to “town noise ordinance”
 - Addition, page 1, *Business*, third bullet point: Change to read “. . . (2) Noise Abatement Plan. Dr. Lester initialed the condition that if the noise abatement plan as submitted was not successful, other measures would be taken.”
 - **The motion was made by Fran Newton, seconded by Phil Preston, to approve the minutes of 12/18/2013 as amended. The vote was unanimous, 4-0, in the affirmative.**

Correspondence and Other Business

- Phil Preston’s letter for the Planning Board regarding supporting the wind ordinance warrant article was published in the *Laconia Daily Sun* 3/5/2014.
- A reporter from *The Union Leader* spoke to Susan MacLeod regarding the wind ordinance.
- Susan MacLeod reviewed workshops and webinars available from various sources. (Contact Chair MacLeod for additional information)
 - May 1 (Littleton), May 10 (Concord) -- nearest local officials’ workshops re: right to know law primarily
 - March 20 -- Susan MacLeod and Joe Mazzone will be attending a workshop focused on grant applications for federal bicycling/pedestrian funding
 - March 21 – Watershed conference at PSU
 - April 5 – Saving Special Places, Land Conservation
- Gordon McCormack Jr. has set up a DropBox account for the Board. Fran asked if this can be combined with her existing DropBox account; this will be explored further.
- The latest *Town & City* magazine (NHMA) focuses on ‘survival through regionalization.’

Next Meetings

- March 26, 2014, Town Hall – 6:30pm – Work Session
- April 2, 2014, Elementary School Library – 6:30pm – Public Hearing for Master Plan: Chapter 10, Implementation
- April 2, 2014, Elementary School Library – Regular Meeting immediately following Public Hearing

The meeting was adjourned at 8:41 pm, on a motion by Fran Newton and seconded by Phil Preston.

Minutes submitted by Mardean Badger