

**Ashland Planning Board
Work Session
May 27, 2015**

Members Present: Susan MacLeod (chair), Carol Fucarile, Normand DeWolfe, Mardean Badger and Cheryl Cox

Members Absent: Fran Newton was absent with notice

Others Present:

The meeting was called to order at 6:38 pm by Chairman Susan MacLeod.

DISPOSITION OF MINUTES

Carol Fucarile made a motion to accept the minutes of May 6, 2015 as written. Cheryl Cox seconded the motion. With most votes in the affirmative and with one abstention the motion passed. The minutes were accepted as written.

CORRESPONDENCE

Susan MacLeod was in receipt of an email from Chairman David Toth of the CIP Committee advising the Planning Board of the formation of a Transportation Advisory Committee. Mr. Toth requested that a representative from the Planning Board be appointed to the Transportation Advisory Committee. Carol Fucarile accepted the appointment. There is a representative of the Planning Board on the Economic Development Committee, The Public Works Committee and the Ashland Board of Selectmen work together to plan for the sidewalks and roads in Ashland. It is the responsibility of the Public Works Committee and the Ashland Board of Selectmen to oversee the acceptance of a sidewalk or road by the town plus a plan for the upkeep of all roads and sidewalks in the town of Ashland. All public roads are individually rated with a rating number ranging from 1-4. Most public roads in town have a rating of 2. Steve Felton of the Capital Improvement Committee has put all current road ratings in a spreadsheet format and does a rotational maintenance schedule on all town roads, state roads and sidewalks. The sidewalks presently being scheduled for rotational maintenance are the sidewalks from School Street to the Common Man. The Board of Selectmen and the Transportation Advisory Committee will look to improve the sidewalks to better meet the regulations of the ADA and to putting in adequate crosswalks. The Transportation Advisory Committee will consider ideas on how to improve the downtown district of Ashland. The Committee will entertain ideas on making downtown Ashland a more walkable section of town. Members of the Transportation Advisory Committee are David Toth, Eli Badger, Lee Sharps, Tim and Carol Fucarile. The initial meeting of the Committee will be Thursday, June 4 at 7 PM at the Ashland Fire Station. The Ashland Planning Board needs to appoint a representative from their board to the Heritage Commission.

Chair Susan MacLeod advised the Planning Board members concerning the present disposition of the 414 acres Dailey property on Highland Street. The property is currently owned by Bill and Nancy Dailey. The property is part of the Squam Watershed Protection Project overseen by the Squam Lakes Conservation Society (SLCS). The property is presently in current use with the exception of 2 acres on which a residence could be built.

Under the proposal for development of this property:

- The New England Forestry Foundation (NEFF) would be the landowner of the property
- The Squam Lakes Conservation Society would deal with the easement
- Squam Lakes Association would deal with easements for the development of hiking trails on the property
- There would be some lumbering allowed on the property
- There would be recreational trails developed on the property
- Eastern Adaptive Sports and the Squam Lakes Association would collaborate in the development of trails
- The property currently brings \$6,800 to the town in taxes
- Mountain biking trails would be developed as a separate project from the hiking trail development
- Revenue would come back to the town and to the business community through drawing hikers, mountain bikers and tourists to the property. The visitors would bring added business and revenue to local restaurants, motels, local bed and breakfasts and associated businesses.
- There is adequate parking for 2-3 cars currently but the parking could be expanded
- The asking price is \$675,000 of which \$575,000 has been raised through donations.
- Roger LaRochelle is soliciting for another 100 donors to show interest in or support for the project.

Steve Felton of the Economic Development Committee will write a letter of support of the project. The Economic Development Committee and the Planning Board can then sign it.

- Roger Larochelle has notified all abutters to the project. Abutters may be part of the easement. There are currently no abutters' issues.
- Roger Larochelle would prohibit all four wheelers from the property
- The property will remain undeveloped
- With the property being prime land for hunters, a plan and/or arrangement needs to be made between the hikers and the hunters using the property.
- There would be no commercial use of the property and no fees.
- This proposal will not come before the Planning Board.

Roger Larochelle will make a PowerPoint presentation of the project before the Ashland Board of Selectmen on Monday June 15.

Michelle Roberts of CyberFern, her own company, is doing digital GIS mapping for the town at a cost of \$10,000.

The Planning Board members discussed the progress being made to bring an E Commerce business to Ashland. In order to come to Ashland the proprietor of the business needs 2,500 square feet of space, a loading dock, a restroom and a phone. To date the proprietor has been

unable to find a property that meets the specifications for his business. It was suggested that the Planning Board continue to stay in touch with him and stay abreast of his progress.

The Planning Board discussed Design Standards. They surmised:

- That the Design Standards put in place emphasize parking in the rear of the business. This would be the regulation for any new building in the business district.
- Buildings that are already established and have changed ownership or undergone remodeling, it would be hard to change existing parking to the rear of the business.
- The board is reviewing the Design Standards plans created in 1982-1983.
- The board is discussing that the new or remodeled buildings in a given section of town look like the buildings around it.

The board discussed creating a tax break for individuals who put money back into their buildings through remodeling, rehab or other improvements. The individuals seeking the tax break would meet with the Board of Selectmen. The tax break would be considered on a case by case basis.

The Planning Board will need to do a great deal of public relations with the townspeople in order to see the tax break idea pass as a warrant article. The idea of an incentive to the townspeople to improve their structures may take some convincing.

Cheryl Cox will review the Design Standards currently used in Manchester, VT for possible use in Ashland. The board will review a Site Plan at an upcoming meeting.

The Windham, NH Design Standards will be reviewed for standards, wording of their Design Standards statutes, and the proper definition of terms that can be used in writing our Design Standards. The board would like to get the Design Standard wording we want into our own Site Plan.

OLD BUSINESS

OTHER BUSINESS

The next meeting is the Board meeting, Wednesday, June 3, 7:00 pm at the Ashland Elementary School Library.

With nothing more to come before the Board Cheryl Cox made a motion to adjourn. Carol Fucarile seconded the motion. The motion passed with all votes in the affirmative. The meeting adjourned at 8: 08 PM.

Minutes submitted by Paula Hancock