

**Ashland Planning Board
Minutes
October 28, 2015**

CALL TO ORDER: The meeting was called to order by Susan MacLeod, chair, at 6:40 PM.

MEMBERS PRESENT: Members present at the meeting were Susan MacLeod. Chair, Carol Fucarile, Fran Newton, Cheryl Cox and Mardean Badger.

OTHERS PRESENT: Members of the public present for this meeting were Barry Gaw, Daniel Ringelstein, Kathleen DeWolfe, Normand DeWolfe and Eli Badger.

DISPOSITION OF MINUTES

The minutes of the October 7, 2015 meeting were tabled for this meeting.

CORRESPONDENCE

The Ashland Planning Board met with Barry Gaw to discuss a residential development within the boundaries of Ashland. The board and Mr. Gaw discussed at length boundary adjustments between house lots on the property as shown on a Site Plan of the property. This was one of several meetings Mr. Gaw has had with the Planning Board in the process of meeting all town requirements for his property.

The Planning Board discussed with Mr. Gaw the as-built **water infrastructure plans** presently on Leavitt Hill Road in Ashland. Due to present circumstances, the bond for Leavitt Hill will need to be extended and possibly amended. Atty. Jack McCormack will send to the board at a later date the required paperwork for such an amendment or extension.

The Planning Board discussed Whitten Woods. Alex Ray, Slade, Jack and **Geoff Krill** have formed the committee for the **trail** project. The Squam Lakes Association will maintain the trails that wind through the Whitten Woods. Alex Ray has made a \$25,000 challenge. The deadline for the challenge is December 31, 2015.

The Planning Board met with Daniel Ringelstein, a local property owner. He has recently bought 26 Glove Street, 25 Main Street and 51 Main Street. He came to the Planning Board to discuss some possibilities for these properties. He came to discuss the town's process for change of use of a property; and change of tenant/owner of a property. At present 26 Glove Street has the possibility of becoming an off road parking area for Mr. Ringelstein's tenants.

The upper floor of 51 Main Street he speculates could be a gym, a public area for meetings, and town events. It could become office space although at the moment there is no pressing need for office space. Mr. Ringelstein was reminded that his property at 51 Main Street is in the commercial zone. As such the first floor of the building needs to accommodate commercial ventures. Apartments can be established on the floors above and still meet town requirements.

The property at 25 Main Street (formerly known as John's Restaurant) has been refurbished to capitalize on the property's more elegant past. Mr. Ringelstein foresees more refurbishing of the

property. He will have a tenant in the small apartment at the rear of the property. The present building lays vacant at present. He would like to see a bike shop or a combination bike shop, hiking shop, kayaking and outdoor equipment shop move into that property. At the moment there is not enough interest in such a venture. Whitten Woods although it may generate interest in such an establishment that interest is years in the future. Mr. Ringelstein discussed other possibilities for other properties in town. He picked up the proper application forms for a change of use and change of tenant/owner that he was asked to fill out and come back before the Planning Board for further discussion. It was suggested to Mr. Ringelstein that he should come before the Planning Board with some concrete plans for his properties. These concrete plans may result in a possible Site Plan Review at a future meeting of the Board.

Mr. Ringelstein discussed with the Planning Board the possibility of turning John's Restaurant into an apartment. He was advised that in order to meet the requirements of an apartment on that property, the living space of the apartment had to be 750 square feet, and have two off street parking slots for the apartment. If the property does not meet the 750 square feet living space requirement then his request would need to be taken to the Ashland Zoning Board of Adjustment for an exception. He was told that the Planning Board needs to be part of his process for these properties.

In the case of 26 Glove Street if he intends to make the property a parking lot he needs to meet with the abutters of the property and others in the neighborhood to understand the impact and/or negative impact his parking lot would have on the neighborhood.

If Mr. Ringelstein intends to make an apartment out of 25 Main Street he needs to come before the Planning Board with a Site Plan and go through a Site Plan Review. He would need to obtain an occupancy permit from Bob Flanders for the property to go from a commercial property to a residential property.

If Mr. Ringelstein intends to hold public events on the top floor of 51 Main Street he needs to obtain an assembly permit and **possibly** install sprinklers **and meet all safety codes**.

The antique store needs a change of owner/tenant application.

The Planning Board received a Site Plan and application from Mr. Keith Philbrick, owner and Mr. Lenentine, operator of 3 Lakes Landscaping LLC. Susan MacLeod advised the Board of the past history of this property concerning this landscaping business. She made the following points:

- Bob Flanders did not **review** the present Site Plan submitted to the Planning Board
- There was a Noise Complaint lodged by an abutter
- The **business** owner was denied a sign permit
- This business is a commercial business in a residential zone
- There was a Notice of Decision in 2013 to take a Site Plan and application to the Zoning Board of Adjustment for an exception. This was not done.
- The Philbrick property is ~8 acres: 4.4 acres in Ashland. The residence is in Holderness. The property lot is split between the two towns.
- The original deed specifies that the property is only for residential use.

Susan MacLeod will draft a letter to Mr. Philbrick outlining that a Site Plan needs to be completed; the Site Plan he submitted is incomplete; that the Site Plan Review checklist needs to be done by a licensed land surveyor.

The Planning Board discussed briefly the Home Occupation Application form. Mardean advised that there are discrepancies between the various documents that were being reviewed by the board. This issue was tabled for a future meeting. The Planning Board needs more time to review the various Home Occupation Application forms.

The Board briefly discussed the issue of the Scenic Road tree cutting issue from a previous meeting. No decisions were made on this issue by the Planning Board at this meeting.

ADJOURNMENT

The next meeting is the Board meeting, will be Wednesday, November 4, 2015 at 7:00 pm at the Ashland Elementary School Library.

With nothing more to come before the Board, the Board adjourned. The meeting adjourned at 9:05 PM.

Minutes submitted by Paula Hancock