

**Ashland Planning Board
Minutes
November 18, 2015**

CALL TO ORDER:

Susan MacLeod, chair of the Ashland Planning Board, called the meeting to order at 6:33 PM

MEMBERS PRESENT:

Members present for the meeting were Susan MacLeod, Fran Newton, Carol Fucarile, Cheryl Cox and Mardean Badger.

OTHERS PRESENT:

Members of the public present at the meeting were Daniel Ringelstein, Scott Kenesson, Kathleen DeWolfe.

DISPOSITION OF MINUTES

The minutes from the November 4, 2015 were tabled for this meeting. They will be reviewed at the next regularly scheduled meeting on December 2.

CORRESPONDENCE

Daniel Ringelstein, owner of Winnepesaukee Capital LLC came before the Planning Board having resubmitted his applications for a Waiver of the Site Plan Review for his properties at 25 and 51 Main Street.

Mr. Ringelstein advised the Planning Board that the property at 25 Main Street Tax Map 017-007-010 (formerly John's Restaurant) had been leased to Quints and Quails a high end antique business. Mr. Ringelstein has obtained a signed lease and a deposit on the property. The Planning Board advised him that he would have to submit an application to Bob Flanders for an Occupancy Permit. Steve Heath would need to access the property for a building inspection. If there were no building code violations the Notice of Decision would be sent to Bob Flanders. With his approval Mr. Ringelstein could apply for a sign permit. Section 3.3 of the Zoning Ordinance deals with the size of all business signs.

Mardean Badger made the following motion: To approve the application for a Waiver of the Site Plan Review for 25 Main Street Tax Map Lot 017-007-010, with the condition that it passes fire and life safety inspections. Fran Newton seconded the motion. With all votes in the affirmative the motion passed.

Fran Newton made the following motion: To approve the application for a Waiver of the Site Plan Review for 51

Main Street Tax Map Lot 107-006-13, with the condition that it passes fire and life safety inspections. Carol Fucarile seconded the motion. With all votes in the affirmative the motion passed.

Scott Kenesson came before the Planning Board to start the process for a Site Plan Review. The property is on Tax Map Lot 017-004-022. Mr. Kenesson is renting the third floor of a warehouse owned by John Grant. Mr. Kenesson is renting from the entrance wall to the elevator shaft down 20-30' to include two restrooms and to the back wall for a rental space of 3,000 square feet. In addition to the rental space there is space for customer parking and for the owner of the business to park. The parking area is the alley outside the warehouse. The business is The Pit Stop and is an auto repair business that specializes in oil changes, change of tires, replacement of brakes and wheel bearings and struts. Mr. Kenesson is the only employee. The business does not deal with motors and transmissions. The hours for the business are Monday-Friday 9-1 and 4-closing. He has a 275 gallon barrel for used oil and containers sufficient for the antifreeze that he takes to the recycling station. Buskey's and other local businesses use his oil for heating purposes. Tonight's meeting is a pre-application consult. The application for Pit Stop will be brought before the Planning Board at their next regular meeting December 2. Mr. Kenesson is asked to supply a sketch of his business and the dimensions of the rental space. Attach to the Application for Site Plan Review a letter of authorization that Mr. Kenesson is authorized to be an agent for the property owner in all matters to come before the Planning Board concerning his rental. Any changes and recommendations made about the property is the responsibility of the owner John Grant. Mr. Kenesson was given an application for a Waiver for Site Plan Review.

The Planning Board received three applications for subdivision from Barry Gaw for Squam River Landing on Leavitt Hill Road. The applications were from owners of lots in Squam River Landing. The applications were for subdivisions where the applications only needed to be applications for Boundary Line Adjustments for the properties. The Town was in receipt of \$156 fee from each owner to notify abutters. There is still the issue of the registration fee. Susan will check with Barry Gaw to see

what exactly the owners were looking for. The applications were from:

- EFAR
- Anne Gallop
- John Grandbois

The abutter of the property is EFAR a surveying company. Susan MacLeod will contact Barry Gaw about the applications. The Board will review these applications at their next regular meeting on December 2.

The Board discussed the Notice of Decision for the Philbrick property. The Board found

- The application was incomplete and hence denied.
- The explanation put forth in the letter was insufficient
- Submitted the same Site Plan, denied.

Mr. Philbrick will need to resubmit all his paperwork to the Ashland Zoning Board of Adjustment by December 29. If the December 29 deadline is met the application could be approved by the Zoning Board at their January meeting. If approved by the ZBA it would then come to the Planning Board.

The Board discussed the placing of a seasonal camper on an existing property off River Street Tax Map 012-005-024. Bob Flanders denied the request in a letter saying that the property was large enough to build on and was big enough for building a permanent dwelling. A seasonal camper was not appropriate for the existing conditions.

The Planning Board received a letter about a garage on a property. If there are no repairs to the dry stone wall the property owner will be unable to access his own garage. The property owner needs to notify the Board in order to get the work accomplished.

The Board met with their town attorney Stephen Whitley in a nonpublic session. The result of the nonpublic session was the following motion:

- Notice of Decision Case 2015-04. The Board met with the town attorney and discussed the issues and the Notice of Decision for the Donald Lester property. There were no changes to conditions and the second Notice of Decision was consistent with the September 2 decision and accurate.

- A motion to prepare a response to that letter with the assistance of the town counsel. Susan MacLeod will sign on behalf of the Board so we do not need a meeting to authorize the letter to go out.
- Fran Newton made the motion. Carol Fucarile seconded the motion. With all votes in the affirmative the motion passed.

The Board worked on the wording for a warrant article concerning the requirement that in the commercial zone all storefronts will be designated for business and no apartments will be allowed on street level and below floors in the commercial zone.

The Board is working on the wording for their Home Occupation Application. Mardean Badger will take the changes discussed at the meeting and put together another draft of the document.

ADJOURNMENT

The next meeting is the Board meeting, will be Wednesday, December 2, 7:00 pm at the Ashland Elementary School Library.

With nothing more to come before the Board adjourned. The meeting adjourned at 8: 24 PM.

Minutes submitted by Paula Hancock