

Ashland Planning Board
Minutes
December 2, 2015
Ashland School Library 7:00 PM

Members present: Susan MacLeod, Carol Fucarile, Cheryl Cox, Mardean Badger, Frances Newton

Alternate member present: Normand DeWolfe

Others present: Barry Gaw, Matt Dickson, Scott Kenesson

The meeting was called to order at 7:08

Public Hearing: per RSA 675:6 to amend Subdivision Regulations, Cases 2015-08, -09, -10, Lot line adjustments in Squam River Landing development for EHFAR, Gallop, and Grandbois.

Three internal lot line adjustments were requested to suit land contours and improve views. Such adjustments are likely as the new lots are sold. Abutters present (Christel Tower from Leavitt Hill Road and David Dizoglio from River Street) requested clarification of which lines were to be adjusted. There were no concerns.

M. Badger made a motion to approve adjustments to lots 21-2-9-17 (Grandbois property) and lots 21-2-9-18 and 21-9-2-16 (EFHAR lots). C. Fucarlie seconded the motion and it was unanimously approved.

M. Badger made a motion to approve adjustments to lots 21-2-9-7 (Gallop property) and lot 21-2-9-8 (EFHAR lot). C. Cox seconded the motion and it was unanimously approved.

M. Badger made a motion to approve adjustments within EFHAR Cluster. C. Fucarlie seconded the motion and it was unanimously approved.

Mylars and paper copies will be prepared and delivered to the town hall for signature by S. MacLeod and M. Badger.

S. MacLeod mentioned a complaint she had received by an abutter about generator noise. B. Gaw and M. Dickson informed us that they are in the process of implementing sound mitigation measures around the generator.

New Business: Application for Site Plan Review waiver for Scott's Pit Stop
(Grant/Kenesson)

Scott Kenesson, tenant and agent for property owners Dale and John Grant, presented a site plan application waiver for his business on Winter Street, tax map lot 017-004-022 for Scott's Pit Stop. He further provided the inspection report from Chief Heath and noted that issues cited have been fixed or are in the process of remediation. Chief Heath will follow up to ensure that issues are corrected. The property occupies about 3000 square feet of an 8400 square foot floor. M. Badger made a motion to approve the application for waiver of site plan for tax map lot 017-004-022. C. Cox seconded the motion and it was approved unanimously. S. MacLeod will sign

the application and provide a copy to Mr. Kenesson, who will present this to the building inspector, B. Flanders, for a sign permit.

Other Business

S. Macleod informed the board of new state legislation passed this year. The first involved the removal of hazardous trees in the roadway. The wording is now much broader removing the public nuisance declaration and landowner notice wording. The second item addressed the ability of a town to implement seasonal speed limits on state roads that may have heavy pedestrian or bicycle traffic. The speed limits may be adjusted downward to no less than 20 mph for no more than 4 months.

Old Business

The board continued discussion on a proposed zoning amendment to restrict/limit expansion of residential spaces in the commercial district on Main Street from Winter Street to Mill Street. The goal is to ensure that commercial storefronts on Main Street not be converted to apartments but remain available for retail and office space. C. Fucarile will revise the wording per the discussion and distribute to board members for finalization at the December 16 work session. Once finalized, it will go to legal for review and a notice of public hearing will go out.

The board continued review of zoning ordinance 2.3. The current notations for setback requirements are confusing and inaccurate. Changes are being made to reflect actual setback requirements. This change will also require a public hearing.

A new tracking sheet for applications that come into town hall is in development. The form can be made generic so as to be useful to both Planning and Zoning Boards. S. MacLeod will review the current draft for discussion at the December 16 work session.

The November minutes will be reviewed and approved at the next meeting.

C. Fucarile made a motion to adjourn the meeting at 8:40. C. Cox seconded the motion and all approved.

The next meeting will be a work session on December 16 at 6:30 at the town hall.

Respectfully submitted,
Frances Newton