

**Ashland Planning Board Meeting
Minutes (Approved as amended 2/3/16)
January 27, 2016**

The meeting was called to order at 6:30 pm by Chairman Susan MacLeod.

Members Present: Susan MacLeod, Cheryl Cox, Carol Fucarile, Mardean Badger, Normand DeWolfe, Fran Newton

CORRESPONDENCE

The Planning Board discussed the Intervenor Letter that will be submitted to the Northern Pass representative on February 5. It was decided that the Planning Board will go forward with Steve Felton's cover letter. This is a one-page document summarizing the concerns of the committees and boards of Ashland about the Northern Pass Project. Attachments outlining in more detail their concerns come from the Planning Board, Economic Development Committee, the Conservation Commission, The Water and Sewer Department each as a separate attachment.

The Planning Board discussed briefly the following concerns brought about by the Northern Pass Project:

- Whitten Woods will now have 100' towers in their view.
- The Electric Department will see no benefit from the Canadian lines. While the need for cleaner power is necessary the towns impacted by the power lines have their quality of life impacted by this project.

This Intervenor Letter is an application to give Ashland intervenor status. The application puts us on the docket and allows us to speak at the upcoming presentation.

Mardean advised the Board that the online Site Evaluation Committee NH website talks about a pre-conference hearing of the Northern Pass Project sometime in March.

The Water and Sewer Department letter is impressive. It shows a map of the construction sites of the Northern Pass Project. The Water and Sewer Department is working with Michelle Roberts to show where the town's test wells are in relation to the construction sites of Northern Pass. Three test wells are next to proposed towers and the wells cannot be disturbed.

Susan MacLeod received a Citizens Inquiry from Mr. Lee Huckins a resident of West Street [M/L 004-002-002]. He was bringing to the attention of the Planning Board the newly installed Burger King lights on their business sign. The lights are brighter than the lights they replaced. The lights are installed at an angle and shine into Mr. Huckins yard and he stated the lights are a road hazard and a nuisance. There is a Zoning Ordinance that the location of business signs cannot endanger traffic or be an obnoxious use. Susan MacLeod also cited the Site Plan Review Regulations (page 2) that lights need to be shielded so they don't shine on the road or abutting properties. Burger King's lights appear to be angled. A letter needs to be sent to the Select Board as the board which enforces town rules and regulations. The Board needs to send a letter to the Selectboard and the Town Administrator indicating that this situation has come to our attention and citing the regulations and ordinances pertaining to the situation. [attached]

The Board was advised that Mr. Lenentine of 3 Lakes Landscaping has been evicted from the Keith Philbrick property [M/L 008-002-012]. He has been given his 30 day notice. Mr. Lenentine needs to collect his \$170 fee being held by the Town and find a location that is suitable for commercial use. The Planning Board should send Mr. Lenentine a letter asking him to notify the Board when he has vacated the property so we can close his case. The letter will also be a reminder to Mr. Philbrick that his property is in a rural residential zone.

The Board briefly reviewed the warrant articles to be presented at Town Meeting. It is the town attorney's opinion that the warrant articles be simple with simple wording. It is the attorney's opinion for the Planning Board to pose the simple question to the voters on the ballot.

The chart was reviewed by Attorney Mitchell and square footage needs to be changed to linear foot on frontage column.

The Board discussed briefly IT issues pertaining to the town.

The discussion of Design Standards was tabled to a future meeting.

The Economic Development Committee discussed:

- Funding for a new Welcome to Ashland sign
- Repainting and updating of the kiosks
- Scheduling of another business meet and greet
- Business involvement in the Whitten Woods Project

The next Economic Development Committee meeting will be February 22, 2016.

The Planning Board was asked to revise and update the information in Chapters 2, 4, and 9 of the Master Plan. These chapters deal with transportation: roads and sidewalks updated; the Heritage Commission and the checking on the condition of historical buildings belonging to the town as of the present; and natural resources. Chapter 10 of the Master Plan deals specifically with recommendations on all chapters of the Master Plan.

The Planning Board needs to take up the issue of a Storm Water Ordinance. The Board needs to deal with what to do about storm water drainage and damage. The members were referred to the Site Plan Review for Storm Water Damage put together by the LRPC. References can also be found on the DES website under Storm Water.

The Office of Energy/Planning is holding a conference on April 23.

The next meeting is the regular meeting, Wednesday, February 3, 7:00 pm at the Ashland Elementary School.

The meeting was adjourned at 7:48 pm.

Minutes submitted by Paula Hancock



TOWN OF ASHLAND
CITIZEN INQUIRY FORM

PO BOX 517 - ASHLAND, NH 03217

Name	Lee Huckins
Street Address	34 West
Mailing Address	Po Box 167
Telephone/Email	603 968 3267

Property Owner	Lee Huckins
Property Address	34 West St
Tax Map #	

Nature of alleged complaint/violation:

New Burger King Parking Lights are
not pointing down to parking lot
pointing to my house and ins a nuisance
and a Road Hazard to traffic on West St

[Please print and attach additional sheet if necessary]

Lee Huckins
Applicant Signature

1/25/16
Date

Remainder of form to be completed by Town Officials

Referred to for Response/Action - Date

- | | | |
|---------------------------------------------|---------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Assessing | <input type="checkbox"/> Public Works | <input type="checkbox"/> Water/Sewer |
| <input type="checkbox"/> Board of Selectmen | <input type="checkbox"/> Land Use | <input type="checkbox"/> Electric |
| <input type="checkbox"/> Finance | <input type="checkbox"/> Library | <input type="checkbox"/> Welfare |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> Police Dept | <input checked="" type="checkbox"/> Other <i>planning</i> |
| <input type="checkbox"/> Health Officer | <input type="checkbox"/> Town Administrator | |



TOWN OF ASHLAND
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landusepb@ashland.nh.gov

To: Chair Norm DeWolfe, Steve Felton, Fran Newton, Phil Preston, Leigh Sharps
cc: Bob Flanders, Code Enforcement Officer
Heather Thibodeau, Town Administrator

Date: January 28, 2016

Re: Citizen Inquiry Form from Lee Huckins, 34 West Street, Tax Map/Lot 004-002-005
Burger King Corp./Northeast Foods, Tax Map/Lot 004-003-002

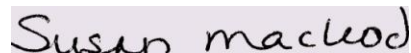
On January 27, 2016 at its work session, the Planning Board reviewed a citizen inquiry that it had received regarding the issue of light pollution from the Burger King's recently installed parking lot lights.

As stated in the *Site Plan Review Regulations, Article 2 Standards*:

- 2.1 Outdoor lighting shall be shielded so as not to shine onto abutting properties or onto public highways or streets, and it shall be restricted to that which is necessary for advertising and security of the development.

The current situation appears to be in violation of this standard. The Planning Board therefore requests that the Board of Selectmen take action to bring the property owner, Burger King Corp/Northeast Foods into compliance.

Thank you for your attention to this matter.



Ashland Planning Board, Chair