

**Ashland Planning Board  
Draft Minutes  
July 27, 2016**

**CALL TO ORDER:** The meeting was called to order by Susan MacLeod, chair, at 6:30 PM.

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

**OTHERS PRESENT:** Members of the public present for the meeting were Steve Felton, Frances Bates, proprietor of Fran's Ceramics and Gifts, Norman Bates, Fred Santucci, owner of the Shepherd Block Building, 48 Main Street, Katri Gurney, Squam Lakes Association, Rebecca Hanson, Squam Lakes Association and Levi Bradley.

**DISPOSITION OF MINUTES**

The Planning Board meeting minutes will be reviewed at the next regularly scheduled meeting of the Planning Board on Wednesday, August 3, 2016.

**CORRESPONDENCE**

The first issue to come before the Planning Board was Case 2016-08 Application for Waiver of Site Plan Review for Fran's Ceramics and Gifts located at 48 Main Street, Ashland Suite B Tax Map 016-002-003. Fran Bates, proprietor advised the Planning Board that she has obtained a Letter of Authorization from the owner of the Shepherd Building, Fred Santucci. Fran's Ceramics and Gifts will be a ceramics business for crafters. There will be afterschool ceramic classes for children and classes for adults. There will be no kiln on premises and no electronics. All firing of ceramics will be done off site. All ceramics on site will be ready to paint and go. The front window of the business will have a seasonal display and a large ceramic piece will be displayed during the day and taken in at night. Fran's Ceramics and Gifts will be open daily from 10-6 and Saturday 10-3. The business is in receipt of a certificate from Steve Heath of the Ashland Fire Department. There will be a bistro set up inside the business. There will be renovations consisting of L-shaped brackets supporting shelving that will be used to display ceramic gifts. Fran Newton made a motion to accept the Application to Waiver the Site Plan Review. Carol Fucarile seconded the motion. With all votes in the affirmative the motion passed. Mrs. Bates was advised to contact the Building Inspector to receive a sign permit for her business.

Levi Bradley came before the Planning Board to discuss his idea to use the Scribner Building for a distillery. For the first year the business would manufacture white alcohol for immediate sale. The next phase of the project is to manufacture aged alcohol in the form of bourbon and whiskey. He would like to add a tasting room in his distillery for which he would need to obtain a liquor license. He would like to have tours of his distillery in the future.

The Scribner Building has no sewer for the installation of restrooms for the business. There is access to a shared sewer system under the dock of the building. The present sprinkler system in the building has rusted pipes. Mr. Bradley is unsure at this time if there is water to the building

itself. It was suggested that he talk with Steve Heath about the current building codes and safety issues. It was suggested that he talk with Rusty Cross from the Ashland Water and Sewer Department concerning any sewer questions and concerns. Mr. Bradley has had a discussion with the NH Liquor Commission and they seem to be in agreement with his proposal.

The following concerns were raised about the distillery:

- Would there be adequate parking: There will be 8 parking spaces across the street from the business. Mr. Bradley was advised to talk with John Glidden concerning this issue.
- The Scribner Building can be purchased, leased or lease to own. Mr. Bradley will need to talk with his investors about these options. If he were to purchase the building it would mean dealing with subdivision. It would also mean that with purchasing the property as owner he could get grants to help with building renovations and maintenance.
- The building being in the industrial/commercial zone will need life and safety inspections by the building inspector and the fire chief.
- The shed attached to the back of the building has asbestos siding. Mr. Bradley was advised that he will need to contact a certified asbestos contractor in the State. The Select Board has a list of certified contractors.
- Mr. Bradley has a facility manager ready to relocate to Ashland for his distillery business. He would like a lawyer as part of his management team. Mr. Bradley has owned and managed a high rise window cleaning business for 17 years.
- Concern was raised about a natural water supply for the business. Mr. Bradley was advised to contact the Department of Environmental Services: Drinking Water Division. He should also discuss his idea with the Ashland Water and Sewer Department.

Rebecca Hanson, representative of the Squam Lakes Association, came before the Board to give an update on the latest Water Shed Plan. She summarized what the Squam Lakes Association and Plymouth State University have done concerning the Watershed Plan. The following concerns were raised as the result of a recent Watershed Plan survey.

- 57% of the respondents to the survey were concerned about the water quality
- 83% of the respondents to the survey were not in the watershed district
- Concern about the uses of the Watershed
- Concern over economic development
- Concern about the development of the Watershed
- Concern about the effects of climate change
- Concern about the milfoil problem in the Squam River
- Concern about storm water management particularly on the roads and culverts along Route 3 along the lake.
- Decrease in water quality over the past several years
- Watershed Plan has the protection of the Pemi Overlay District and the Squam Overlay District. The Watershed Plan needs more protections.

The Planning Board discussed the shimming and sealing of Leavitt Hill Project. The Leavitt Hill Road as part of the Squam River Landing Project, a privately owned development owned by EHFAR LLC. A letter was generated by Tim Paquette of the Public Works Department to the

Planning Board explaining that the coating and sealing of the Leavitt Hill Road is behind schedule. There are cracks in the coating. There needs to be a second coat applied to the road which to date has not been completed. If the coating and second coat are not completed by the end of the 2016 paving season then the road may need to be repaved at the developer's expense. It was noted that the private road in the development does not meet all Town standards and shall always remain private. The asphalt layer of the road needs to be laid by the end of the 2016 construction season.

The Planning Board discussed briefly the issue of the temporary signs on Rte 3. The signs appear to be real estate signs and boat rental signs. The temporary signs under discussion have been placed in either the town road right of way or the State road right of way. Both rights of way in question overlap. The Town Building Inspector will write a letter to the businesses involved to remove the temporary signs in a given timeframe. The Town Building Inspector can contact the State concerning signs in the State right of way.

The Planning Board received an email from the Town Administrator to start creating a budget for the next fiscal year. The Planning Board budget will be brought before the Budget Committee in October. The budget needs to be created now to meet the October deadline.

The Planning Board received Case 2016-07 NHNY Site Plan Application M/L 013-005-0081 012-005-004 for a dry stack building on River Street. River Edge Marina would like to build a dry stack building behind the existing building on the site. The first building was built under Special Exception. The proposed building is setback more than 150' and is not in the Squam Overlay District hence the Marina does not have to deal with DES. The Special Exception for the existing building was granted in 1980. The existing building was built small enough so as not to require a sprinkler system installation. At that time there was a plan for a second building to come later. Both buildings are constructed to store boats.

The existing building had a Special Exception Variance granted in September 2004. This was a request for expansion on M/L 012-005-004 of a commercial non-conforming use.

The new proposed building before the Planning Board is the exact same situation. The Rist Frost Engineering site plan uses plan originally surveyed by Yerkes. The surveyor was not notified that his work was being modified. The following concerns were raised:

- Parking of cars and boat trailers along the shoulders of the road near the marina.
- No "no parking" signs posted by the town along the road near the marina
- No public launch for public use
- Launch for marina use only
- New proposed building falls under Building Enforcement
- New proposed building 98' x 120' boat storage
- Planning Board responsibility to hold public hearing
- Building Inspector needs to be part of this conversation
- Abutters to the proposed building are NHNY Marina Developer, River Edge Marina, and Squam River Landing. The Town of Ashland is an abutter as well.
- The Planning Board wants a written document from the Building Inspector explaining why this proposed dry stack boat storage building does not have to go before the ZBA.

- Is the proposed building an accessory building of an existing business?

Steve Felton came before the Planning Board with a Site Plan for the Electric Department's new proposed facility requested by the Selectboard. The following concerns were raised:

- Storm Water Management issues need to be addressed
- Proposed building is situated over the retaining wall
- The storm water runoff to the back of the property needs to be address and not allowed to persist
- The 35' required setback has not been met. The setbacks on the Site Plan measure 23' and 29' not the required 35' setback.
- There is an issue with parking. Parking is on gravel and off the pavement.
- Eversource has "no established easement width" for its transmission lines.
- Issue of proper width of access point to property
- Concern with drainage and runoff of water and snow at the rear of the property
- Concern with provision of dealing with erosion issues on property
- Concern of rust on vehicles with plows being stored on ground
- Concern of impact of water runoff on rear of property
- NHDOT as abutters to the property, (RR), must not be impacted drainage on their property.
- Protect the integrity of the lower property from drainage issues
- Review recommendations and report issued to Selectboard

## **ADJOURNMENT**

The next meeting is the Board meeting, will be Wednesday, August 3, 6:30 pm at the Ashland Elementary School Library.

With nothing more to come before the Board Carol Fucarile made a motion to adjourn. Fran Newton seconded the motion. The meeting adjourned at 8: 40 PM.

*Minutes submitted by Paula Hancock*