

**Ashland Planning Board
Draft Minutes
August 3, 2016**

CALL TO ORDER: Susan MacLeod, chair, called the meeting to order at 6:30 PM.

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

OTHERS PRESENT: Members of the public present for the meeting were Barry Gaw and Matt Dickson.

DISPOSITION OF MINUTES

The minutes for the July 6, 2016 meeting and the July 27, 2016 meeting were tabled for this meeting. These minutes will be reviewed at the Board's August 24, 2016 scheduled meeting.

CORRESPONDENCE

The meeting was called to order. Susan MacLeod. Ms. MacLeod then opened a Public Hearing regarding the Marina Site Plan Review 0012-005-004-1 for the proposed construction of a dry stacking building on River Street. The proposed new dry stack building will be constructed behind the present dry stack building. The new building will accommodate 148 boats for off season storage. The proposed building measures less than 12,000 square feet. This means that the proposed building is not required to install a sprinkler system. The building will house adjustable boat racks on both sides of a central aisle. There will be one 50' high door at one end of the building but no exit on the other side of the building. There will be some upgrade to the present drainage system on the property as part of the new construction. The present drainage system empties into a retention pond located near the present parking lot. The drainage is adequate for the proposed building.

The new dry stack building will be a metal building. Riess Construction has been hired to do the actual construction. It is estimated that the construction may be completed in 12-14 weeks or at least by the end of the year. There will be site work to reduce the grade on the site. The interior is expected to be asphalt, but a slab floor is also being considered. Access to the new building from River Street will be by means of a trailer road which may be paved. There is individual access to both the existing building and the proposed building from River Street. The retention pond near the parking lot is twice the size for the building. The owner needs to construct a pedestrian size door next to the 50' door to exit the building in case of fire. There is a fire hydrant on the corner of River Street very close to the site of the new building. There will be a forklift onsite to remove the boats from their trailers and move them into their storage rack. All boats for storage will be transported to the new building by trailer. There are no parking issues. The distance between the existing building and the proposed building is 60'. The distance from the corner of the proposed building to the water's edge is 310'.

The Planning Board advised the owners that the Site Plan needs to show the title of the property, the name of the zoning district in which the property is located on the front of the Site Plan. Mardean made a motion to accept the application as complete. Fran seconded the motion. With five votes in the affirmative the motion passed.

The Planning Board requested that the Zoning District be mentioned on the cover sheet and that space be made for a sign off box on all pages of the Site Plan. A motion was made by Fran Newton to approve the plan for the dry stack building with amendment. Mardean Badger seconded the motion. With five votes in the affirmative the motion passed. The Public Hearing was then closed.

The Planning Board discussed the paving of Leavitt Hill Road. The developers will talk to Kevin Hayes, the engineer for the road since the inception of the work will talk with Tim Paquette from Public Works. The present plan is to seal the road this year with the idea of repaving the road in the spring. There may be repairs needed to the drainage system along the road. There may be repairs needed regarding the present infrastructure of the water and sewer systems. If the repaving is done in the spring then the repairs may be accomplished and the infrastructure repaired and working correctly before the repaving is done.

Leavitt Hill Road is a town road on which the developer did work to install water and sewer lines to get to the development. The roads and the water and sewer lines within the development are private. The bond covered all infrastructure work that includes work on the public road.

The Planning Board then discussed the Application for Site Plan Review for the Exit 24 Storage on West Street Tax Map 004-002-048. The application is for the construction of a 20' x 120' additional storage building on the back part of the Exit 24 Storage property. The owners would like to expand the paved parking area. This means cutting into the bank on the property. The abutter to the property is CenterState Acquisitions LLC. Exit 24 Storage has road frontage on West Street. There is an elderly housing development and property owned by Jeremy Hiltz directly across the street. Mr. Brian Young is the present owner of the Exit 24 Storage property. Mr. Kevin French, a local surveyor, has authorization to sign on behalf of the business owner. The Planning Board is requesting a written letter from Mr. Young ascertaining who has the right and authority to sign on behalf of the business owner. A certified letter needs to be mailed to all abutters of the property. The Application for Site Plan Review for the Exit 24 Storage on West Street will be put on the agenda for the Wednesday, September 7, 2016 meeting of the Planning Board.

The Planning Board had a lengthy discussion about Building Permits and Fees. The Building Permits and Fees for Ashland need to be updated. After much discussion Mardean Badger will create a spreadsheet showing Ashland's present Building Permits and Fees Schedule, the present Building Permits and Fees Schedule for Tilton and the proposed Building Permits and Fees Schedule that the present Building Inspector would like to see adopted by Ashland. This spreadsheet will then be given to the Ashland Select Board for their consideration. The Fee Schedule and the Building Permit forms will be discussed at the next work session of the Select Board.

ADJOURNMENT

The next meeting of the Board will be Wednesday, August 24, 6:30 pm at the Ashland Town Hall.

With nothing more to come before the Board, the Board adjourned. The meeting adjourned at 8:20 PM.

Minutes submitted by Paula Hancock