

**Ashland Planning Board
Draft Minutes
September 7, 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 Mardean Badger, Cheryl Cox, Carol Fucarile and Susan MacLeod.

MEMBERS ABSENT: Fran Newton was absent.

PUBLIC HEARING:

Susan MacLeod opened the Public Hearing at 6:30 PM. The Public Hearing was **Case 2016-09:** Exit 24 Storage LLC Site Plan Review, 62 West Street Tax Map M/L 004-002-0048. Exit 24 Storage LLC is coming before the Planning Board for a Site Plan Review for construction of a new storage building at the rear of the property.

Kevin French represented Exit 24 Storage LLC owners. The Site Plan Review is for construction of a 20' x 120' building at the rear of the property with access to the front and sides of the building. The rear of the new building will be built into the side of a hill on the property. The new building will contain 30 units. The new building being a storage building does not have any walkways, parking, septic system and only a little landscaping. The Site Plan shows additional pavement around the new building. There were no issues with drainage on the proposed site. There will be a metal roof allowing for drainage on both sides of the building. The elevation of the property will keep any drainage going in the same direction. The new building is smaller in size than the present building, will be at the rear of the property unseen from the road. There will be minor excavation into the hill.

Mardean Badger made a motion to accept the Site Plan Review Application as complete. Cheryl Cox seconded the motion. With four votes in the affirmative the motion passed. Mardean Badger made a motion to approve the Site Plan for Exit 24 Storage LLC at 62 West Street, Ashland, NH Tax Map 004-002-048 for the addition of another storage building on the property which will measure 20' x 120'. Carol Fucarile seconded the motion. With four votes in the affirmative the motion passed. Susan MacLeod closed the Public Hearing.

DISPOSITION OF MINUTES

The review of the minutes from the July 27, August 3, and August 24 meetings was tabled for this meeting. They will be reviewed at the Planning Board's next regularly scheduled meeting on Wednesday, October 5.

NEW BUSINESS

The Board reviewed Case 2016-10: An Application for a Site Plan Review Waiver for the relocation of the Body Shop from its present location on 146 Main Street to 39 Winter Street. Tax Map M/L 017-004-020. The proprietor is Adam Kinney. The hours of

operation for the business would be Monday-Friday 7 AM-9 PM and 7 AM-1 PM on Saturday. The parking for the business at the new business location is adequate with ten additional parking spaces located behind the building. There is no issue with lighting at the business. The Body Shop is located in close proximity with another business that has a variety of day and evening events. There is no issue or conflict concerning parking between the two business entities. There are officially 17 parking spaces for the Mill #3 to use with permission from the neighboring business to use their parking spaces. The Mill #3 passes all building code regulations. Judy and Timothy Smith are the owners of the building. The owners intend to add a radiant concrete slab for radiant heat as well as a boiler room. The owners have talked to the Building Inspector about a sign permit. The owners intend to install new doors and a new entrance to the business in addition to the existing entrance. There are existing stairs to the basement as well as a secure door to a secure space. Two bathrooms currently exist. The new doors will open into a vestibule. There will be the installation of a new dance floor more amenable to dancers. There is presently only a concrete floor where the dance floor will be. The dance space will be used for classes and events. It is hoped to be the largest dance space in the area. Mardean made a motion to accept the Application for Site Plan Review Waiver for Adam's Body Shop at 39 Winter Street Tax Map M/L 017-004-020. Cheryl Cox seconded the motion. With all votes in the affirmative the motion passed.

The Waiver for Site Plan Review application submitted by Racing Mart appears to be incomplete lacking the lot number and the reason for the waiver request. The Planning Board needs a letter of authorization from the owner to authorize the tenant to speak on the owner's behalf. The Planning Board needs to revise the Application for Site Plan Review Waiver to read if the tenant of the business is anyone other than the owner. The letter of authorization needs to be attached to the Application for Site Plan Review Waiver.

A form for a voluntary merger has been submitted to the Planning Board. The Lots are Lots 008-004-007 and 008-004-008. The Planning Board Chair signed this merger form to be filed at GCRD.

The Planning Board reviewed the Henniker Building Permit forms. They discussed how the Henniker forms could be adapted to Building Permit forms that would be applicable to Ashland. They discovered that the residential and commercial zone Building Permit forms were very similar and could be easily adapted for use by Ashland. They discussed briefly the Building Permit fees and schedules but decided to table discussions on both the Building Permit forms, fees and schedules to be reviewed at a future meeting.

ADJOURNMENT

The next meeting of the Planning Board will be Wednesday September 28, 6:30 pm at the Ashland Town Hall.

With nothing more to come before the Board, the Board adjourned. The meeting adjourned at 8:35 PM.

Minutes submitted by Paula Hancock