

**Ashland Planning Board
Draft Minutes
November 16, 2016**

CALL TO ORDER: Susan MacLeod, chair of the Planning Board, brought the meeting to order at 6:34 PM

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

MEMBERS ABSENT: Leigh Sharps was absent.

DISPOSITION OF MINUTES

The Planning Board reviewed the minutes of their November 2, 2016 meeting. After review Fran Newton made a motion to accept the minutes as amended. There were four votes in the affirmative and one abstention. The motion passed.

CORRESPONDENCE

Susan MacLeod drafted a letter to the owners of NHNY Marina LLC concerning the boundary line at the Ashland campground. This letter would serve as a Letter of Agreement between the Planning Board and the Marina owners concerning two campers that are on or over the boundary. Susan sent it to Atty. Walter Mitchell for a legal opinion. Atty. Mitchell advised that representatives of the Board of Selectmen, the Planning Board and the Town Administrator meet to discuss this Letter of Agreement further. It was suggested that the Board of Selectmen cosign the Letter of Agreement. The draft of the letter will be sent to the Board of Selectmen for further discussion and approval. Atty. Mitchell was concerned that this Letter of Agreement may be seen as the Planning Board trying to usurp the authority of the Board of Selectmen.

The Planning Board will request from the Town Clerk all town documentation from 2001 concerning the camp sites and boundaries of the campground. In 2001, the campground was closed while the State brought the campground up to code. The campground was subsequently reopened. If the campground was brought up to State code then the Planning Board can request any documentation concerning the campground that the State might have. Susan MacLeod will draft a formal letter to the Town Clerk requesting all town documentation from 2001 concerning the campground. She will request that all documentation be available for Planning Board review by a date certain.

The Planning Board revisited the issue pertaining to the Richard and Jeanette Fecteau property Tax Map 13 Block- 004 Lot 005. The owners of the property have applied to the Ashland Zoning Board of Adjustment for a variance for the setbacks of the property. The owners intend to build a 26' x 36' house on a 10,000 square foot lot. The lot does not have the proper square footage for a house of these dimensions.

The Planning Board discussed the Adamsky property, 44 Main Street, Ashland, the old Ashland Insurance building. The owners of the property are Mr. Adamsky and LA Rocca Enterprises LLC. Tax Map M/L 016-002-002. Mr. Adamsky is proposing to install a handicap accessible

ramp that will wrap to the side of the building and attach to the porch of the building. The ramp when installed will go over the present boundary line of the Adamsky property and onto Town land which is part of the Memorial Park property. The agreement with the Trustees of the Memorial Park property is that Adamsky will invest \$5,000 to re-landscape the entire Memorial Park property.

The Planning Board had a few concerns about the Adamsky property:

- The Site Plan does not show the present boundary line of the Adamsky property
- Adamsky needs to come before the Board of Selectmen concerning the use of the land
- Site Plan done by Mt. Mapping in Campton, NH. had no proper professional surveyor's stamp on the Site Plan.
- Is this an easement or a boundary line adjustment?
- How much is the proposed ramp encroaching on the Memorial Park property?
- The piece of property under discussion does not benefit the town but would come back on the tax rolls as taxable property.
- Does the Town want liability for the property into perpetuity?
- Adamsky will need to appear before the ZBA for a variance of the setbacks of the property.
- The Town Attorney Walter Mitchell needs to sit down with the Memorial Park Trustees, Mr. Adamsky to make clear to all parties the present and the proposed boundaries of both pieces of property.
- The ZBA and the Planning Board can convene a joint meeting on the Adamsky property.

The Planning Board reviewed the Driveway Permit Application form for any necessary re-wording of the form as well as the proper layout for the form. Susan MacLeod will make the proper corrections and send it out to Planning Board members for further review.

ADJOURNMENT

The next meeting of the Board will be Wednesday, December 7, 2016 at 6:30 pm at the Ashland Elementary School Library.

Carol Fucarile made a motion to adjourn. Fran Newton seconded the motion. The motion passed. The meeting adjourned at 7:58 PM.

Minutes submitted by Paula Hancock