

**Ashland Planning Board
Draft Minutes
February 1, 2017**

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

MEMBERS PRESENT: Members present for the meeting were Cheryl Cox, Susan MacLeod, Mardean Badger and Leigh Sharps.

MEMBERS ABSENT: Carol Fucarile was absent **with notice**.

OTHERS PRESENT: One member of the public present was Tejasinha Sivalingam

DISPOSITION OF MINUTES

The Board reviewed the minutes from their January 25, 2017 meeting. After review, Mardean Badger made a motion to approve the minutes as written. Leigh Sharps seconded the motion. With all votes in the affirmative the motion passed.

Susan MacLeod, Chair of the Planning Board, opened a Public Hearing relative to Case 2016-12 M/L 016-002-002 the Edward Adamsky Site Plan Review Application at 6:35 PM. Susan advised that a letter be sent to Mr. Adamsky concerning the extension of the continuance of the Public Hearing for his Site Plan Application past the 65 day limit. Cris Solomon of Samyn-D'Elia advised the Board that Samyn-D'Elia will move forward with the Site Plan regarding planned renovation of the front of the building at 44 Main Street. At this time the ramp portion of the renovations will not be built and added until the resolution of the issues concerning **property abutting** 44 Main Street. The Site Plan will be amended when the ramp is added. An ADA approved ramp **cannot** be installed on the other side of the building. Mr. Adamsky will need to come before the Planning Board to amend the Site Plan for the addition of the ramp.

Research **on town's role** revealed that in 1962 there was an agreement made between the State DOT and the town to widen the road at the corner. The agreement specified that the Town would pay one-third of the cost of the project and the State would pay the remaining two-thirds of the cost. The deed **research by surveyor Tony Randall** revealed that the ownership of the property in question is owned by the State. The present owner of the property at 44 Main Street is trying to see if the State would simply convey the section of property in question to him. If the **entire** property is conveyed to Edward Adamsky there would be no need for a boundary line adjustment. There would be no reason to go before the Ashland Zoning Board of Adjustment to deal with side setback issues. The side boundaries of the property still need to be determined. At some point in the process Mr. Adamsky **may** need to come before the Planning Board to deal with front setback issues. Mr. Adamsky should come before the Board for a complete Site Plan Review for the renovations to the building at 44 Main Street. When the issues concerning the installation of the ramp are resolved then Mr. Adamsky will come before the Board for a Site Plan Review for the ramp portion of the project. Susan MacLeod advised the Board that the Edward Adamsky Site Review Application Public Hearing would remain open and be continued until the issues concerning the property are resolved. She closed the Public Hearing at 6:45 PM

CORRESPONDENCE

Susan MacLeod advised the Board that she was in receipt of an email with a letter attached from Barry Gaw of EHFAR. The purpose of the letter was to put in writing the renewal of the bond for the calendar year 2017 for Squam River Landing. Tim Paquette, Department of Public Works, **agreed to the amount to remain is \$104,000 rather than \$92,000 based on estimate from GMI for paving at Squam River Landing.** The letter of agreement from Tim Paquette says that he, Barry Gaw and GMI are in agreement on the amount of the bond, the **renewal** of the bond and the estimate from GMI for the paving. The letter of agreement was mailed to Barry Gaw and sent electronically by the Town Administrator to the Planning Board and is filed at the Town Office.

Susan advised that the OEP Conference is scheduled for April 29. It is an all-day conference in Concord. The schedule of workshops available at the conference has not yet been published.

Annually there are the Municipal workshops. There are frequent webinars scheduled on specific topics. The most common is the "Right to Know." Presently the Municipal workshops are specifically focused on moderators.

Susan drew the Board's attention to the upcoming Northern Pass Intervenors' Meeting scheduled for Saturday, February 11 from 10-2:30 PM at the Plymouth Senior Center. All intervenors are allowed/encouraged to attend. Peter Roth will be the facilitator. He will discuss how the SEC hearings are run, an informational meeting on what the process is. There will be testimony and the submitting of petitions. The Northern Pass Intervenors' process has progressed to the point of a legal case. Anyone interested in attending please RSVP by Tuesday, February 7.

The Board discussed the Community Facilities Loans and Grants. The deadline for the submission of grant applications was mid-January. The Ashland Library Trustees applied for a \$25,000 grant which if received will be used to furnish the new library at the old elementary school. The Library Trustees applied for the grant because the Town of Ashland met the median income and populations requirements for the grant. The Town of Ashland has been placed in the 75% category based on their grant requirements, **so** the State will fund 75% of the grant.

The Loan portion of the program is forgivable loans and is used for larger ticket **projects**. The loans are tied to Federal monies and have strict guidelines. There is no penalty if the loan is paid down early. The Board of Selectmen will take up a discussion of a possible loan at their first February meeting. Block grants are more complicated and are completed online. It was **advised** that the town keep track of the deadlines, guidelines and requirements for grants going forward.

The Board is in receipt of three citizens' complaints concerning the parking issue on the property across from the Town Hall **at 17 Highland Street (M/L 016-002-006)**. Members of the Board assessed the situation on that property and on the accompanying Site Plan there are six parking spaces designated at the rear of the building and two parking spaces designated to the side of the building. At this time the parking spaces are unplowed so the residents are presently parking on the lawn. There is the problem of a dumpster parked at the property for clean-up from a recent fire. The Planning Board will draft a letter to the Board of Selectmen briefly outlining the history of this property as well as the history of this particular complaint. The Planning Board

will send on to the Board of Selectmen the Site Plan for this property and cite a similar complaint filed for the same property in 2012.

Susan advised the Board that the finalized **Subdivision** Plan for Whitten Woods has been filed at the Registry of Deeds. Ms. Courtney Smith and CCS have placed the final corner pins on the Whitten Woods property. **SLCS** can now sell Whitten Woods to the **New England** Forestry Foundation. There is one Plan to file with the Planning Board and one for the Town Assessor.

The Board had a lengthy discussion about the Building Permit Fees for Ashland. After speaking with the Town of Plymouth about their Building Permit Fees and reviewing the Permit Fees for Ashland compiled by the Building Inspector, the Board decided that the present Building Permit Fees are adequate for now. It was decided to recommend to the Board of Selectmen that the present Building Permit Fees structure is adequate. The Planning Board will draft a letter to accompany their Building Permit Fee structure. It was suggested that since the fees have not been reviewed and/or changed since 2006 that the Board should review these fees at a future meeting. The Board of Selectmen will return the fee structure they would like to see implemented and a Public Hearing on the fees will be scheduled.

Susan summarized the recent Economic Development meeting for the Board. The discussion at the meeting focused on **potential** EMF emissions from the powerlines going through town and those particularly connected to the public school. There is a line of thought that says EMF emissions are harmful to public health. Coinciding with this discussion was the discussion concerning the need for internet access to our public school for educational purposes as well as a larger internet capacity for uploads and downloads for our local police department. If there is sufficient internet availability and accessibility there is the concern about EMF emissions from the resulting powerlines. As the Town moves more and more into GIS mapping there is going to be a need for more internet accessibility, use and space.

The Economic Development Committee discussed a possibility of moving from the status of a town committee to the status of a **501(c)3** organization. As a 501(c)3 organization they would be able to buy property, raise money and apply for grants. As an organization they might be able to attract more business interest in the Ashland community and get more of the business community involved in the economic development of Ashland. To move from a town committee to a 501(c)3 organization will mean the development of a board of directors **and establish a treasurer**. The process of gaining 501(c)3 status would take about a year to complete.

The Board was advised that a recent State Supreme Court ruling specifies that changes can be made to a petition article/warrant to come before the Town Meeting. Under the changes the intent of a petition can be changed, the amounts in a petition can be changed and the words “appointed” and “elected” can be changed. The subject matter of the petition cannot be changed.

ADJOURNMENT

The next meeting will be Wed., February 22, 2017 at 6:30 pm, Ashland Town Hall.

With nothing more to come before it the Board adjourned. The meeting adjourned at 7:40 PM.

Minutes submitted by Paula Hancock