

**Ashland Planning Board  
Amended Meeting Minutes  
Wednesday, November 29, 2017**

**CALL TO ORDER:** Susan MacLeod, Chair of the Ashland Planning Board, called the meeting to order at 6:30 PM.

**MEMBERS PRESENT:** Members present were Mardean Badger, Susan MacLeod, Fran Newton and Carol Fucarile. Leigh Sharps absent with notice.

**DISPOSITION OF MINUTES:**

The Planning Board reviewed the minutes from their Wednesday, October 25, 2017 meeting. After the review Mardean Badger made a motion to approve the minutes as amended. Fran Newton seconded the motion. With all votes in the affirmative the motion passed.

The Planning Board reviewed the minutes from their Wednesday, November 1, 2017 meeting. After the review, Mardean Badger made a motion to approve the minutes as amended. Carol Fucarile seconded the motion. With three votes in the affirmative and one abstention (Newton) the motion passed.

**CORRESPONDENCE**

Susan MacLeod, Chair of the Planning Board, advised the Planning Board that she was in receipt of an email from Steven Hoffman of the NH Department of Transportation. Mr. Hoffman advised that DOT is planning to replace guardrails in Ashland. The present wooden guardrails will be replaced with steel cable guardrails in two locations on Route 3 South and Route 25 East.. Mr. Hoffman was inquiring how this project might impact the local environment and conservation issues. Susan forwarded the email to the Ashland Conservation Commission for their input. The email did not specify the start date for the project.

Susan advised that she is in receipt of an email from Ms. Shelly Randall. Ms. Randall would like to locate her yoga classes in her barn. Ms. Randall lives at 356 Owl Brook Road in Ashland. Susan replied to her email suggesting that she read the home occupation criteria. If the criteria for home occupation fits her plans for her yoga classes, it was suggested that she fill out the home occupation application and send it to the Town Office. Susan further suggested that Ms. Randall explain her present need for parking for her classes.

Susan followed up with Plymouth State University relative to the possible projects PSU students could assist the Planning Board with.

Susan advised the Planning Board that she is in receipt of an email from Atty. John McCormack relative to a request from Sanctuary ATC. Sanctuary ATC came before the Planning Board on July 29, 2015 to discuss opening a Sanctuary ATC location in Ashland. Upon further review at that time, they decided to locate their business in Rochester, NH. In November, 2017 Sanctuary ATC is again inquiring about opening a second site for cultivating medical marijuana in property owned by JSG Realty and John Grant (017-004-022, 37 Winter Street and 017-004-014, 6 Mill Street respectively). This new business would need 14,000 square feet to accommodate their present business. The following points were discussed:

- Sanctuary ATC needs controlled electricity.
- Sanctuary ATC needs controlled humidity in the workspace

- The Planning Board would need a detailed floor plan for the business
- The Planning Board would need to know the business hours of operation and the use of outside lighting for the business.
- Going forward the Water and Sewer Department, the Ashland Electric Company and the Police Department will need to be part of the conversation.
- The Ashland location would have easy access to I-93.
- The Planning Board will go through the entire application process for Sanctuary ATC. All abutters of the new business will be notified in a timely manner.

The Planning Board discussed upcoming meetings:

- On Wednesday, December 6, 2017 in the Ashland Elementary School library. There will be a presentation by the Water Source Protection subcommittee detailing the results of their recent water protection discussions. The Planning Board will invite the Conservation Commission and Mike Izard from the Lakes Region Planning Commission.
- The Planning Board has scheduled a Public Hearing to review and discuss zoning amendments on Wednesday, January 3, 2018. If a second Public Hearing is necessary it will be scheduled for Wednesday, January 10, 2018. Both Public Hearings will be at the Ashland Elementary School library.

The Planning Board discussed briefly the ownership of the Scott Heath/Ashland Properties (T/M/L 017-007-007 and 017-004-016) mill property in Ashland. If the town were to buy the property they would be responsible for the back taxes and any property liabilities. If the town were to take the property for nonpayment of back taxes the town becomes the owner but is not liable for any of the property's back taxes or liabilities. Concerns were raised about where the mortgage holder of the property comes in the process. Concerns were raised about any legal concerns.

#### ADJOURNMENT

Fran Newton made a motion to adjourn. Carol Fucarile seconded the motion. With all votes in the affirmative the meeting adjourned at 7:30 PM.

*Minutes submitted by Paula Hancock*