

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, February 28, 2018**

CALL TO ORDER: Susan MacLeod, Chair of the Planning Board, called the meeting to order at 6:32 PM.

MEMBERS PRESENT: Members present were Mardean Badger, Susan MacLeod and Leigh Sharps.

OTHERS PRESENT: Yvonne Downes was present for the meeting.

DISPOSITION OF MINUTES

The Planning Board reviewed the minutes of their January 24, 2018 meeting. After a brief review, Mardean made a motion to approve the January 24, 2018 minutes as amended. Leigh seconded the motion. The motion passed.

HOME OCCUPATION APPLICATION:

The Board is in receipt of a Home Occupation Application from Yvonne Downes for 6 Mill Pond Lane (TML 017-005-003) in the Rural Residential Zone. Ms. Downes appeared before the Planning Board on January 24, 2018 for an informal consultation with the Planning Board relative to approval of a home occupation to retain ownership of an auto dealership license first authorized to her and her son. Ms. Downes would like to retain this license and possibly renew it for herself. The January 24, 2018 minutes further detail the consultation. Because of the cancellation of the meeting due to a major snowstorm on Wednesday, February 6, 2018, the home occupation application was put on the February 28 agenda for further discussion. Mardean made a motion to accept the Home Occupation Application. Leigh seconded the motion. The motion passed.

The following points were discussed at the February 28, 2018 Planning Board meeting:

- DMV requires that an auto dealership have a sign, paid surety bond insurance, a fax number, , licensing fees and office space among other requirements. .
- DMV may not accept the temporary Home Occupation business.
- Ms. Downes has her name on the original auto dealership license.

The Planning Board members made the following points:

- The home is in the Rural Residential Zone, which is defined as a low to medium density, rural, open space zone.
 - This property in the rural residential zone is across from a commercial/ industrial zone. Delineation between the 2 zones is purposeful.
 - A home occupation is generally one which is customarily conducted within a dwelling.
 - The DMV has different sign requirements (10 inch letters) from a home occupation (12 x 30 or 30 x 12)
 - Auto dealerships are not allowed in the rural residential zone.
 - The home occupation that is being proposed does not change the character of the original building. The home remains a single family residence. The surrounding environment is protected.
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- Since the Home Occupation is short term and temporary it is hard to regulate.

- An auto dealership is a commercial occupation. Retail dealership does not fit home occupation.
- Ms. Downes needs to stay within the home occupation regulations, including signage requirements.
- There will be one car in each garage and no more than one car in the driveway.
- All potential buyers see the pictures of the cars online. All communication with the potential buyer is done online.
- The space between the garages can be used as a turn around.
- The neighbor is okay with the proposed home occupation.
- Our decision is contingent on the State approval of home occupation and auto dealership license and location.

After further discussion Leigh Sharps made the following motion: To approve a temporary Home Occupation office from which Ms. Downes could operate as a licensed auto dealer.

All criteria for Home Occupation in Section 4.6b of the *Ashland Zoning Ordinance* must be met for this temporary location, in addition to these following conditions:

- Two vehicles may be stored in the accessory building,
- No more than one may be stored outside, no more than for usual residential use.
- The office space will not be no more than 30% of the residence;
- There will be no mechanical work done on any vehicles on the premises,
- All advertising is online, and signage will meet the criteria in Section 4.6a.2 of the *Ashland Zoning Ordinance*. A Sign Permit shall be obtained from the Building Inspector.
- The Planning Board has also required a three month review of the status for the legal resolution of dealership to be established at its permanent location and to cease as a Home Occupation.

The vote was two votes in the affirmative (Sharps, MacLeod) and one in the negative (Badger). The motion passed.

The Planning Board discussed briefly RSA: 79:E. This RSA is relative to giving local businesses a tax incentive for improving their property. The improvement of the property will increase the tax value of the property. That increase of property taxes would be deferred for a timeline set by the BOS on a case by case basis. RSA: 79:E needs further research and discussion. If the Planning Board were to recommend its adoption, it would not come before the Town voters until at least the Town Meeting 2019.

The Planning Board discussed briefly upcoming Planning Board conferences:

- March 23 – 2018 NH Water and Watershed Conference – Plymouth State University
- April 28 - 24th Annual Spring Planning and Zoning Conference - Courtyard by Marriott - Concord

Leigh made a motion to adjourn. The motion passed. The Planning Board adjourned at 7:30 PM.

Minutes submitted by Paula Hancock