

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, January 30, 2019**

CALL TO ORDER: Mardean Badger, Chair of the Board, called the meeting to order at 6:40 PM.

MEMBERS PRESENT: Susan MacLeod, Mardean Badger and Leigh Sharps

OTHERS PRESENT: Eli Badger, representative of the Zoning Board of Adjustment

STAFF PRESENT: Kaitlyn Morse, Land Use Assistant, Paula Hancock, Recording Secretary

DISPOSITION OF MINUTES:

The Board reviewed the minutes from their Wednesday, December 5, 2018 meeting. Susan made a motion to approve the minutes as presented. Leigh Sharps seconded the motion. The motion passed by a 3-0 vote.

The Board reviewed the minutes from their Wednesday, January 2, 2019 meeting. Leigh made the motion to approve the minutes as written. Susan seconded the motion. The motion passed by a 3-0 vote.

NEW BUSINESS

The Planning Board discussed the renewal of the bond for EHFAR for infrastructure work for the final Leavitt Hill paving project. Susan made a motion to approve the bond for the current balance of \$55,000 to be released upon completion of the following conditions:

- Sealing of all road cracks appropriately and final paving of Leavitt Hill
- Reset of the manholes on Leavitt Hill
- Stabilization of the manholes on the structures
- All manholes will be leveled
- Proper driveway aprons will be constructed
- All final work will be approved by the Water and Sewer Department and the Public Works Department.
- All work will be completed by a June 15, 2019 deadline.

Leigh seconded the motion. The motion passed by a 3-0 vote.

SANCTUARY ATC

Mardean received a letter from Atty. John McCormack requesting the extension of a Site Plan Review approval for one year for Sanctuary ATC. He advised that Sanctuary ATC has yet to move into their approved site. He anticipates that they will move into their site within the next year. Leigh made the motion to approve the extension of the Site Plan Review granted by the Planning Board on Wednesday, January 3, 2018 for one year for Sanctuary ATC. The extension will expire on January 3, 2020. Susan seconded the motion. The motion passed by a vote of 3-0.

HOME OCCUPATION

The Board discussed revision of the Home Occupation section 4.6 of the Zoning Ordinance. The Board will look at what occupations might or might not fit under the definition of Home Occupation currently. The Board members will work on refining a definition of Home Occupation. The Board will bring their ideas to the Wednesday, February 27, 2019 meeting for further discussion.

CORRESPONDENCE

Mardean distributed information to the Board regarding the Shelley Randall Public Hearing which will be part of the Wednesday, February 6, 2019 Planning Board meeting.

Mardean received an email from Ms. Caitlin Saucier, a representative of Amerivet Partners Management Inc. This is a veterinary management company. Ms. Saucier inquired about permits or licenses which might be required for a new business or partnership with a current business. Kaitlyn responded to Ms. Saucier but has not received a response from Ms. Saucier. Kaitlyn will send another follow up email.

Mardean received an email from Mr. David Bass of Central Line Communications representing Verizon Wireless. Verizon is inquiring about installing a communication tower at 45 Sharps Lane. Verizon inquired if the property is within the Squam Lake Overlay. Kaitlyn responded to their email with a link to the Zoning Ordinance, specifically Article 9 and noted that the majority of the property is outside of the Little Squam/Squam River Overlay. The Planning discussed additional restrictions that will apply:

- The Zoning Ordinance stipulates that a communication tower can only be installed in a commercial zone or an industrial zone.
- Verizon will need to come before the Zoning Board of Adjustment.
- The Planning Board will need to look at the regional impact of the proposed project.

Mardean has learned that Mt. Laurel Florist has closed and the owner Linda Pare has retired. The Fuchsia Peony Company is renting the space. The Board will contact the owner of the property to come before the Planning Board for a new business in a commercial space. Additional information about the new business will determine if a Waiver of a Site Plan Review or a full Site Plan Review is needed.

Mardean received two emails concerning the Dairy Joy property. The first was from the realtor listing the Dairy Joy and asking about the zoning relative to the Dairy Joy property. The second email was from Mrs. Nancy Wolf. The Wolfs are seasonal residents in Ashland and are considering purchasing the property to continue to run the business the same as in the past. The Dairy Joy property is in the Rural Residential Zone at the back of the property and in the Village Residential Zone for the rest of the building. The business is a pre-existing, non-conforming use. The Planning Board will need to determine if the use has been abandoned since it did not open in 2018. However, the Board also noted that the business is being sold with all restaurant equipment intact and as the drive-in, eat-in business that has continually existed there. The potential buyer also expressed the intent to continue that business. The Planning Board needs to determine when the present parking lot was installed. The Board needs to be careful about making sure that the parking lot remains a pervious surface. Additional information is needed about the Dairy Joy property to determine if a full Site Plan Review is necessary; a Waiver of a Site Plan Review is necessary; or if the new owner needs to appear before the Zoning Board of Adjustment.

Mardean received an email from Barry Gaw of EHFAR asking for a meeting with the Planning Board to discuss a Land Development and Beach Revitalization Project. Mardean will respond to Mr. Gaw's inquiry.

UPCOMING MEETINGS

- Wednesday, February 6: Planning Board at 6:30 PM, Ashland Elementary School Library.
- Thursday, February 7: The Water Quality Committee(Squam Lakes Watershed Plan) at 11:30 AM at the Squam Lakes Association.
- Wednesday, February 13: Lakes Region Planning Commission (LRPC) will make a presentation on the Squam Lakes Watershed and Land Use at 3 PM, Squam Lakes Association
- Wednesday, February 27: Planning Board at 6:30 PM, Water & Sewer Department conference room
- Saturday, June 1: Spring Planning & Zoning Conference, Grappone Conference Center, Concord (registration opens in March)

Mardean made a motion to go into a non-public session for RSA 91-A:3 II, (c). Susan seconded the motion. The motion passed by a 3-0 roll call vote. M. Badger – yes, S. MacLeod – yes, L. Sharps – yes. The Board went into non-public session at 8:22 PM.

Eli Badger, representing the Zoning Board of Adjustment, and Kaitlyn Morse, land Use Boards Assistant, were also present. The Board discussed personnel issues; no votes were taken and no decisions were made.

At 8:55, the Board voted to come out of non-public session. The meeting was adjourned at 8:55.

Minutes submitted by Paula Hancock