

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, December 5, 2018**

CALL TO ORDER: Mardean Badger, chair of the Board, called the meeting to order at 6:30 PM.

MEMBERS PRESENT: Mardean Badger, Susan MacLeod and Leigh Sharps

STAFF PRESENT: Paula Hancock, Recording Secretary

DISPOSITION OF MINUTES

The Board reviewed the minutes of their Wednesday, November 28, 2018 Joint Meeting with the Ashland Zoning Board of Adjustment. Susan made a motion to accept the minutes as presented. Leigh seconded the motion. The motion passed by a 3-0 vote.

OLD BUSINESS

Kaitlyn sent an email to Yvonne Downs inquiring the present status of the opening of her auto dealership in Belmont. Ms. Downs explained that the Belmont dealership is presently part of the estate of her son. She explained that she is in the process of opening a dealership on Rte 25 in Rumney, NH. She is waiting for an inspection of the new location by the State.

Michael Horsch who is in the process of acquiring the Mr. Chuck's property on Main Street contacted Mardean. He sent Mardean a Waiver of Site Plan Review form. On this form he listed himself as the current owner. Mardean advised him that he is not presently the current owner. His options are to resubmit the Waiver of Site Plan Review listing the present owner(s) or file the original Waiver of Site Plan Review when he becomes the actual owner. It was decided to wait until Mr. Horsch is the actual owner and then file the Waiver Site Plan Review.

Kaitlyn is presently monitoring the Zoning Board of Adjustment email account. While monitoring the account the ZBA received an email from Ms. **Bethany Gilson** of 43 Winona Road. In the email she explained that she wanted to put in an in-law apartment at 43 Winona Road. She wanted to reconfigure some space at 43 Winona Road. She wanted to create a separate entrance. She wanted to create a small kitchenette. She is thinking about this space as rental space in the future. The Board will contact Ms. Gilson and have her come to the Planning Board for an informational meeting. They will discuss the procedures necessary for the proposed project.

Susan explained that the proposed reconfigured space needs to be at least 750 square feet in size. To conform to both the *Ashland Building Regulations* and RSA 674 defining **Accessory Dwelling Units (ADUs)**. Our current Zoning Ordinance does not prohibit in-law apartments either as part of the primary residence, or as a separate building if lot size is sufficient. In a previous discussion that Susan had with Ms. Gilson in 2016, all options were outlined, some of which might have needed ZBA approval.

RSA 674 went into effect in June, 2017. This legislation is in the process of being reviewed at the State level for possible amending. One of the original intentions was to support aging in place with adequate income, but guidelines for created dwelling units' use in the future needs some clarification.

The RSA allows municipalities to specify some requirements for ADUs, so the Board needs to review this for possible future zoning amendments.

Kaitlyn is researching the Home Occupation and Accessory Dwelling Unit sections of the Zoning Ordinances. When the research is complete the Planning Board will discuss these issues further. Kaitlyn is researching the Home Occupation sections of the Zoning Ordinances in Plymouth, Holderness and Meredith. There is a binder at the Town Hall that contains earlier versions of the Zoning Ordinances pertaining to Home Occupations. It includes both longer and shorter versions of the Home Occupation section of the Zoning Ordinances over the years.

MEETING SCHEDULE

The Board reviewed the Planning Board meeting dates for **2019**. They made the following decisions:

- One meeting will be scheduled in December (December 4, 2019) to be used in case we are finalizing proposed Zoning Amendments.
- The regular Planning Board meeting date for the fourth Wednesday in December 2019 is Christmas. The Planning Board will meet on Wednesday, December 18, 2019, if necessary.
- The February 27,2019 and the April 24, 2019 meetings fall during the school vacation weeks. Alternate sites for these meetings may need to be found.
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The Planning Board meeting scheduled for **December 26, 2018** has been cancelled. The next scheduled meeting of the Planning Board will be January 2, 2019.

FEMA MEETING

Mardean will attend the scheduled FEMA meeting on Tuesday, December 11, 2018 at the Holderness Town Hall 2-4. The Planning Board had the following areas of concern:

- The Pemigewasset River is part of the Squam Lakes Watershed.
- The Squam River is a feeder to the Pemigewasset River and should be considered part of the Watershed.
- Studies were done in the Watershed area as part of Northern Pass evaluation process.
- The Water and Sewer Department sewage lagoons are part of the Watershed area. The lagoons have DES permits because the lagoons are considered dams.

LAKES REGION PLANNING COMMISSION

The Lakes Region Planning Commission met on Monday, December 3, 2018 at the Laconia Community College. The attendees were legislators from the Laconia and Gilford area. LRPC discussed the benefits that LRPC provides for its members. The LRCC President presented an overview of the Laconia Community College. Mr. George Bald, the former DRED chair, reviewed the evaluation process of the former Laconia State School property. Mardean advised that she has copies of the LRPC Revised Guidelines of Regional Impact. The Planning Board will discuss these guidelines at a future meeting. LRPC Commissioners will meet again in the spring.

ADJOURNMENT

Leigh Sharps made a motion to adjourn. Mardean Badger seconded the motion. The motion passed 3-0. The meeting adjourned at 7:25 PM

Submitted by Paula Hancock