

**Ashland Planning Board
Meeting Minutes
July 1, 2015**

Members Present: Susan MacLeod (chair), Carol Fucarile, Normand DeWolfe, Mardean Badger, and Cheryl Cox.

Members Absent: Fran Newton with notice

Others Present: Kathleen DeWolfe, Jack McCormack, Joann Walsh

The meeting was called to order at 7:00 pm by Chairman Susan MacLeod.

DISPOSITION OF MINUTES

The minutes for the June 3, 2015 regular meeting were reviewed. Mardean Badger made a motion to accept the June 3 minutes as presented. Carol Fucarile seconded the motion. With four votes in the affirmative the motion passed. The minutes of the June 24 Work Session were reviewed. Mardean made a motion to accept the minutes as written. Cheryl Cox seconded the motion. With four votes in the affirmative the motion passed.

CORRESPONDENCE

The Planning Board reviewed a Site Plan for a two unit condo **conversion**. The property is owned by Ms. Joann Walsh. Jack McCormack on behalf of Ms. Walsh came to the Board for approval of a condominium conversion Site Plan. This was a Site Plan that was first presented in 2013. It was being presented in 2015 following the Board's request for some recommended changes to the original plan. There was a Declaration of Condominium that would be filed along with the Site Plan with the County. This condominium conversion was a change of use which brought the project before the Ashland Planning Board.

After some discussion Cheryl Cox made the motion to approve the revised Site Plan for the LBT Retreat on Tax Map 12 Parcel 6-1. Mardean Badger seconded the motion. With three votes in the affirmative and one abstention the motion passed.

For the discussion and vote on the Kenneth Beadle Home Occupation Application Notice of Decision, Normand DeWolfe was voted by the Board to replace Fran Newton on the Board with a vote on this issue.

Steve Heath was asked by the Planning Board to visit Ken Beadle's home business and submit a report on the business. The Board reviewed Mr. Heath's assessment of the business. Steve Heath and the Board agreed that Ken Beadle was correctly following all safety practices. Steve Heath's inspection of the premises showed it was nothing more than a regular residential garage.

Mardean Badger made the motion to approve the Beadle Home Occupation Application with the condition that Mr. Beadle continue to follow the safety guidelines for the safe disposal of flammable fluids and that the home business be put on the Fire Department's Inspection list.

Carol Fucarile seconded the motion. All votes from the Board were in the affirmative. The motion passed.

The Board discussed briefly how a new business owner or home business owner could become informed about the proper processes and procedures for opening a new business in the Town of Ashland. The new business owner would need to be apprised of the proper town regulations inherent in opening a new business or the change of use of a commercial or residential building. The discussion will be taken up at a future meeting.

Due to the lateness of the hour, the Planning Board decided to table any discussion of Design Standards. The members of the board will review Design Standards online and take up the subject at a future meeting.

The members were concerned about the present wording and format of Ashland's Home Occupation Application. The members will review wording and formats from other NH towns and discuss this at a future meeting.

The next meeting is the Board meeting, will be Wednesday, July 29, 6:30 pm at the Ashland Town Hall.

With nothing more to come before the Board the meeting was adjourned at 8: 45 PM.

Minutes submitted by Paula Hancock