

**Ashland Planning Board Meeting  
Amended Minutes  
Wednesday, June 27, 2018**

CALL TO ORDER: Mardean Badger, Chair of the Planning Board, called the meeting to order at 6:35 PM.

MEMBERS PRESENT: Mardean Badger, Susan MacLeod, Leigh Sharps

OTHERS PRESENT: Alan Cilley, Christine Cilley.

DISPOSITION OF MINUTES

The minutes of the Wednesday, June 6, 2018 Planning Board meeting were reviewed. Leigh Sharps made a motion to approve the minutes as amended. Susan MacLeod seconded the motion. The vote was 3-0.

RULES OF PROCEDURE

The Planning Board reviewed our Rules of Procedure (last amended in 2013) in comparison with the sample Rules of Procedure provided by the NH OSI (Office of Strategic Initiatives). The Board made minor changes including the updating of days, times and locations of meetings. One change will be the insertion of two statements regarding changes in the NH RSA:91-A:2 which relate to the posting of meeting notices and minutes on the town's website. Revised rules will be approved at the next meeting.

APPLICATION FOR SITE PLAN REVIEW

The Board reviewed the application for Site Plan Review (last updated in 2014). Changes were made in the days, times and locations of meetings. The Board added a clarification in Section 5 that "Notices" payment includes property owners, agent, abutters and professional. A motion was made by Susan MacLeod and seconded by Leigh Sharps that an electronic copy of the site plan MUST (previously may) be submitted with the application. The motion was approved 3-0. The revised form will be approved at the Board's next meeting.

BUILDING REGULATIONS REVIEW

The Board reviewed the updated Building Regulations. All the changes of the Building Regulations approved at the March 13, 2018 Town Meeting are included. Crossed out portions of Articles 10 and 15 will be deleted as approved by the ballot. Minor typos will be referred to the Town Office for correction. The Board noted several issues that need further discussion and which may be possible changes to regulations to be considered by ballot in March of 2019. The Board will need to discuss possible changes and proper wording to Article 3.5 with the Fire Chief, ~~to~~ Article 4 (list of fees) and Article 6 for updates to building code references.

ZONING ORDINANCE REVIEW

The Board reviewed the zoning ordinances. The Board will continue to review the zoning ordinances for accuracy in re-typing. The Board questioned the deletion of the paragraph describing the Industrial-Commercial zone at the end of section 2.2b, as this was not part of any warrant article change.

Topics of discussion were noted for possible changes for the March 2019 ballot. The Board will discuss further changes to the definition of Commercial Zones and Industrial Zones. It was also suggested that the document "Zoning Districts, Town of Ashland (December 2002)" should be referenced in the Zoning Ordinance as an appendix. They will review, update and review for accuracy the section on

Signs and consistency of all sign references in all sections of the Zoning Ordinances. The Board will review the issues of Flood Plain, Home Occupation, Special Exception (referencing the time period by RSA).

#### CODE ENFORCEMENT REVIEW

The Board noted a few locations with excessive signage and will continue the discussion at a future meeting.

The Planning Board meeting on Wednesday, July 11 will include a public hearing for a boundary line adjustment for three properties in the Squam River Landing (EHFAR) development.

#### ADJOURNMENT

Leigh Sharps made a motion to adjourn. Susan MacLeod seconded the motion. The motion passed 3-0. The meeting adjourned at 8:05 PM.

The next Planning Board meeting will be Wednesday, July 11, 2018 at the Ashland Elementary School cafeteria.

*Minutes submitted by Paula Hancock*