

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, January 2, 2019**

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

OTHERS PRESENT: Rebecca Hanson, SLA Director of Conservation

STAFF PRESENT: Paula Hancock, Recording Secretary

DISPOSITION OF MINUTES

The Board reviewed the minutes from their Wednesday, December 5, 2018 meeting. They tabled the minutes for this meeting. They will review the minutes at their next scheduled meeting.

NEW BUSINESS

Rebecca Hanson, SLA Director of Conservation met with the Planning Board to update them about the Squam Lake Watershed Management Plan. She advised that the Watershed Management Plan has been funded through the end of 2019. The project has recently received a grant from DES to fund a portion of the project. The project collects current information about the water quality of the Squam Lake Watershed. Plymouth State University, the University of New Hampshire and the Department of Environmental Services are working together to gather and categorize information on water quality. The project is presently focused on the amount of phosphorus in our watershed. We are focused also on the amount of erosion in the area as well as the area's land use impact on the water quality. The committee is presently photo documenting the shoreline of the Squam Lakes to show land use impact on water quality. The Watershed Management committee is seeking additional committee members and town participation from towns in the Watershed area. Leigh Sharps and Susan MacLeod will represent Ashland on the committee. The next meeting of the Watershed Management committee will be Friday, February 15.

The Planning Board scheduled an informal consultation with Ms. Bethany Gilson, of 43 Winona Road (M/L 018-003-002). The consultation will be rescheduled at a future meeting.

REVISION OF HOME OCCUPATION SECTION 4.6 OF THE ZONING ORDINANCE

Mardean requested the members of the Board to review the Home Occupation section 4.6 of the Zoning Ordinance and the accompanying research compiled by Kaitlyn. The Home Occupation section will be discussed further at the Planning Board work session on Wednesday, January 23, 2019.

FEMA CONTOOCOOK AND PEMIGEWASSET WATERSHED DISCOVERY UPDATE

Mardean advised the Board that she and Steve Heath met with the FEMA representatives on Tuesday, December 11, 2018 for a brief meeting. They viewed the flood plain maps of Ashland and noted areas of concern for further study: the mill property in Ashland, the paper mill site, the dam built off the bridge on Winter Street and the Jackson Pond area. FEMA will categorize all flood maps to receive cursory, medium or detailed review. The project is anticipated to be completed by 2022.

OLD BUSINESS

Michael Horsch, 98 Main Street, has advised the Planning Board that he has closed on the property at 98 Main Street in December. He has submitted a completed application for a Site Plan Review Waiver. Steve Heath has visited the property for an initial building inspection. He will return for a final inspection. There is no need for an assembly permit. There are proposed offices in the front of the building and equipment storage to the rear of the building. The Planning Board discussed the conditions they will require:

- Receipt of life and safety inspection reports.
- Permits for any signage as well as any construction and/or enlargement of the side door.
- Lighting on the property
- Provide a buffer of either vegetation or fencing between non-residential and adjacent residential properties
- A buffer of vegetation or fencing around the dumpster site on the property

Susan MacLeod made a motion to accept the Waiver of the Site Plan Review. Leigh Sharps seconded the motion. The motion passed by a 3-0 vote. The Waiver of the Site Plan Review will be sent to the Building Inspector.

UPDATE ON YVONNE DOWNES HOME OCCUPATION APPLICATION MILL POND LANE MOVE TO RTE 25 IN RUMNEY

Mardean advised that there is no update on the Yvonne Downes Home Occupation Application at this time.

SHELLEY RANDALL SPR 346 OWL BROOK ROAD UPDATE

Mardean advised the Planning Board that Shelley Randall has submitted an appeal to the Ashland ZBA for their recent denial of her Home Occupation Application. The parking on the property has been rearranged. All parking is located behind the barn. Access to the parking area is through a private/shared right of way. All parking is located on the Holderness portion of the property. There is a path to the rear of the barn for building access. The appeal will be heard by the Zoning Board of Adjustment on Thursday, January 10, 2019 in the Ashland Elementary School library. Holderness is a party of interest in this matter and has been notified of the ZBA meeting.

Ms. Randall will then need to meet with the Planning Board for a Site Plan Review if the ZBA grants the Special Exception on appeal. The Planning Board is able to reactivate the original Application for a Site Plan Review with Ms. Randall resubmitting a revised Site Plan and abutters will be renotified. Discussion by the Planning Board will include the ZBA appeal decision and any conditions the ZBA places on the plan. The Planning Board's concern of establishing a commercial business in a rural residential zone in Ashland remains a concern and a point of discussion.

ADJOURNMENT

Leigh Sharps made a motion to adjourn. Susan MacLeod seconded the motion. The motion passed 3-0. The meeting adjourned at 7:30 PM. The next meeting of the Planning Board will be Wednesday, January 23, 2019 at 6:30 PM in the Ashland Elementary School library.

Minutes submitted by Paula Hancock