

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, February 6, 2019**

CALL TO ORDER: Mardean Badger called the meeting to order at 6:30 PM.
MEMBERS PRESENT: Susan MacLeod, Mardean Badger, Leigh Sharps, Fran Newton (alternate)
STAFF PRESENT: Kaitlyn Morse, Land Use Assistant; Paula Hancock, Recording Secretary
OTHERS PRESENT: Kathleen DeWolfe and Shelley Randall

DISPOSITION OF MINUTES

The Board reviewed the minutes from their Wednesday, January 30, 2019 meeting. Leigh made a motion to accept the minutes as corrected. Susan seconded the motion. The motion passed by a 3-0 vote.

PUBLIC HEARING: CASE 2018-08 SHELLEY RANDALL SPR 356 OWL BROOK ROAD

The Public Hearing opened at 6:35 PM. Case 2018-08 Shelley Randall SPR 356 Owl Brook Road (T/M/L 010-004-011). Shelley Randall, the property owner, met with the Planning Board with a revised Site Plan. Susan MacLeod made a motion to accept the Site Plan Review Application for the Shelley Randall property at 356 Owl Brook Road at (T/M/L 010-004-011) as complete. Leigh Sharps seconded the motion. The motion passed by a 3-0 vote. The Site Plan revisions were:

- Proposed parking will be constructed in Holderness
- Proposed gravel parkway, boardwalk will be constructed to connect parking area with the barn
- Request to be allowed to operate a yoga studio in the barn

Case Summary:

- January 15: Holderness Planning Board approves parking area. Decision posted.
- January 17: Ashland Zoning Board of Adjustment approves the barn as a business venture in a Rural Residential Zone (special exception).

The Board discussed the following issues:

- Business has adequate parking.
- Signage: business can have residential signage not to exceed 12 square feet. All signage should be subtle in deference to neighbors.
- Lighting: use down lighting only. No lighting of signage planned at this time.
- Directional Signage to parking is permitted. Not considered advertising signage.
- Sign permit needed from building inspector for sign on barn.
- Notices of Decision from the Ashland Zoning Board of Adjustment and the Ashland Planning Board will be sent to the Building Inspector.
- Concern from Mr. O'Brien, an abutter, that the Special Exception from the Zoning Board of Adjustment can be used by any future owner. The Special Exception is only for the yoga studio. Any expansion of the business or change in use will mean a return to the Ashland Zoning Board of Adjustment.

Leigh Sharps made a motion to approve the revised Site Plan. Susan MacLeod seconded the motion. The motion passed by a vote of 3-0.

UPCOMING MEETINGS

- 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
- Tuesday, February 19: Selectboard Work Session 6:30 PM: discussion of revision of building permit fees. Sidewalk Project Presentation.
- Wednesday, February 27: Planning Board 6:30 PM, Water & Sewer Department conference room
- Saturday, June 1: Spring Planning & Zoning Conference, Grappone Conference Center, Concord (registration opens in March)

OLD BUSINESS

Susan had a conversation with the present owner of the Dairy Joy property. He was concerned about the present status of the property and requested clarification. Susan made the following points:

- The Planning Board is not visiting the property.
- The realtor did not explain to the present owner that there is a potential buyer.
- The Planning Board discussed the issue of abandonment or grandfathering of the use or need for a Special Exception. The use has not been abandoned and no Special Exception is needed. However, no formal decision has been made on the property by the Planning Board.
- To receive a formal decision regarding continuation of use, the present owner needs to submit a Site Plan Review Application or a Waiver of Site Plan Review application. A designated person can represent the present owner with a Letter of Authorization signed by the present owner.

Mardean will compose an email to both the realtor and Mrs. Wolf explaining the current status of the Dairy Joy property.

HOME OCCUPATION UPDATE

Kaitlyn discussed with the Board the table she had created listing various categories of home occupations. She included previous categories and definitions written back in 2003 and 2017. When considering the present definition of Home Occupation, Board members should consider many issues: the number of people who work from home, the occupation's impact on the residential zone, daytime and nighttime occupations, the change over time of the dining occupation category, IT home occupations, hazardous waste and/or health and safety issues, parking, number of unrelated employees, the percent of the building used by the home occupation, seasonal and year round home occupations.

NEXT MEETING

The next Planning Board meeting will be Wednesday, February 27, 2019, 6:30 PM at the Ashland Water and Sewer Department conference room at 6 Collins Street.

ADJOURNMENT

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

Submitted by Paula Hancock