

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

- CALL TO ORDER: Mardean called the meeting to order at 6:32 PM.
- MEMBERS PRESENT: Mardean Badger, Susan MacLeod, Leigh Sharps
- STAFF PRESENT: Kaitlyn Morse, Land Use Assistant; Paula Hancock, Recording Secretary
- OTHERS PRESENT: Eli Badger, Kathleen DeWolfe

DISPOSITION OF MINUTES

The Planning Board reviewed the minutes from their Wednesday, February 6, 2019 meeting. Susan MacLeod made a motion to approve the minutes as amended. Leigh Sharps seconded the motion. The motion passed by a 3-0 vote.

CORRESPONDENCE

The Planning Board received an email from Vicky Pratap Singh who is planning to open a new restaurant in Ashland but did not go into detail about the new business. Kaitlyn responded that Vicky Pratap Singh should come talk to the Planning Board about plans.

The Planning Board received a second email from Vicky Pratap Singh inquiring about establishing a mobile home park in Ashland. Kaitlyn responded with a reference to Section 4.4 of the Zoning Ordinance, which requires a minimum of 10 acres and a Special Exception and recommended coming to the Planning Board for discussion.

BRADBURY PROPERTY RIVER STREET (T/M/L 012-005-024)

Patsy Tucker was contacted by Paula Finigan, , an agent representing Dotti and Paul Bradbury the present owners. She requested all maps and other documentation for the Bradbury Property on River Street (T/M/L 012-005-024). She requested documentation for EFHAR since a portion of the property abutts the EFHAR property. The property is less than an acre.

The Property History:

- 1989: The Ashland Zoning Board of Adjustment granted a variance so the then owners could build on the lot. The owners never followed through on the variance. This decision was granted so far in the past as to make the variance null and void. The present/new owners will need to begin the process again.
- 2015: Bob Flanders, Building Inspector, was asked if a seasonal camper could be placed on the property. His decision was that any use other than the building on the lot would be subject to zoning regulations.

The Bradburys or Paula Finigan, as their agent, need to meet with the Planning Board to discuss the procedure for a Site Plan Review Application. They would need to apply to the Zoning Board of Adjustment to obtain any variances.

## ASHLAND HERITAGE RELIC DONATION

John Glidden has talked with the Town about lending a large bell to the Town for free to start a Heritage Trail in town. He previously discussed the idea with the Memorial Park Committee who declined the offer. The bell would need a shelter which would be very expensive to build. The proposed sites for the bell were by the trough on the corner across from in the Memorial Park or at the edge of the River Walk. The trough is State property and the bell can't be placed on State property. The bell if placed at the edge of the River Walk would eliminate 2 parking spaces at the River Walk. Grants would need to be researched for future maintenance funds in perpetuity.

As for the proposed Heritage Trail, the committee would need to obtain easements from landowners to establish the trail. Funding and insurance would need to be researched and obtained for maintenance of the trail in perpetuity. Several groups would need to come together to ensure the establishment of the trail.

## HOME OCCUPATION REVISIONS

Susan shared a draft list of activities that might be considered home occupations, grouped under the following headings: Professional Office (licensed); Business Office (other); Arts and Crafts; Instruction; Assembly or Repair; Services; Other Products. She cautioned that, to be considered as home occupations, any categories or activities must be carefully defined as to scale or scope. The Planning Board will continue discussion of types and scales of occupations, including,

- The amount of activity produced by the home occupation; hours of operation; parking; does it fit in a residential zone/neighborhood
- The home occupation needs to be in the home proper or attached to the home
- Define the scope of the home occupation: the number of employees, owner of home occupation lives in home and runs occupation from home
- Accessory dwellings need to be defined as only storage dwellings for a home occupation.
- That the home occupation in a residential zone can't be seen as a business
- Review definitions pertaining to seasonal occupations, perpetual yard sales, parking left up to applicant; how new use of building impacts the septic system
- Review definitions concerning the number of clients and the number of employees/residents in home occupation.
- Occupations that include a mechanic component will not be considered as a home occupation

While discussing home occupations, it was noted that certain other topics need to be discussed as separate issues, including agricultural occupations and short term rentals (such as airBnB).

## NANCY WOLF AND DAIRY JOY 113 RIVERSIDE DRIVE (015-001-018)

There has been no change in the Dairy Joy proposal. The issue was tabled. Ms. Wolf can come before the Planning Board to discuss her concerns.

## YVONNE DOWNES AUTO DEALERSHIP UPDATE

The Planning Board received an email from Ms. Yvonne Downes with an update on her auto dealership. Her dealership was approved by the State recently. It is currently located at 204 Rte 25 in Rumney and is named Access Auto Sales LLC. The Planning Board will contact the DMV asking that

the temporary location approved for Ms. Downes by the Planning Board be made void. The Planning Board will make a motion to rescind/retire the temporary home occupation approval at their next meeting.

#### PEMIGEWASSET RIVER LOCAL ADVISORY COMMITTEE (PRLAC)

The Planning Board received a letter from DES requesting an additional 2 new members to represent Ashland on the Pemigewasset River Local Advisory Committee (PRLAC). The Planning Board will forward the request to the Selectboard to advertise the need for representation on this committee.

#### UPCOMING MEETINGS

The next Planning Board meeting will be Wednesday, March 27, 2019 at 6:30 PM at the Ashland Elementary School Library.

#### ADJOURNMENT

Leigh Sharps made a motion to adjourn. Susan MacLeod seconded the motion. The motion passed by a 3-0 vote. The meeting adjourned at 7:55 PM.

*Submitted by Paula Hancock*