

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, March 27, 2019**

CALL TO ORDER: Mardean Badger called the meeting to order at 6:30 PM.

MEMBERS PRESENT: Susan MacLeod, Mardean Badger, Kathleen DeWolfe and Fran Newton (alternate)

OTHERS PRESENT: Kaitlyn Morse, Land Use Assistant, Paula Hancock, Recording Secretary, Alan Cilley, Christine Cilley

DISPOSITION OF MINUTES

The Board reviewed the minutes from the Wednesday, March 6, 2019 Planning Board Meeting. Susan MacLeod made a motion to accept the minutes as amended. Mardean Badger seconded the motion. The vote was 2 yes votes (Badger, MacLeod) and one non-vote (DeWolfe absent for the meeting).

RSA 675:9 NH OSI REQUEST

The Planning Board received an email from the NH OSI requesting electronic copies of any revised land use regulation or ordinances resulting from the March, 2019 voting. Ashland had no such changes this year.

HOME OCCUPATION REVISIONS

The Board reviewed a draft list (dated 3/27/19) of individual criteria to be considered for home occupations. Many of the issues still need additional discussion or clarification.

- 4.6.1: *“Any use that is customarily conducted within a dwelling by the inhabitants thereof, which is secondary to the use of the dwelling for residential purposes.”* -- The Planning Board will leave this as is for now but the word 'customarily' may need further discussion.
- 4.6.2: *“Does not change the character of the building or the character of the neighborhood.”* -- The Planning Board wants to leave this as written.
- 4.6.3: *“A home occupation shall be interpreted to include... The use of a portion of a dwelling, or accessory building, must be incidental to the said dwelling and subordinate to the primary use of the premises as a residence.”* – The Board needs more discussion of Susan's list of home occupations and more discussion of the accessory building issue.
- 4.6.4 *“ A home occupation meeting the requirements listed below is permitted in any zone.”* -- The Board decided to leave the current wording for now.
- 4.6.5 *“ Activity must be operated by residents of the property. No more than 2 non-residents may be employed on this site.”* -- The Board needs to discuss restrictions on employees, relation of employees to resident and parking.
- 4.6.6 *“No more than two persons at one time shall be served.”* - Discussion will continue.
- 4.6.7 *“ No on-street parking as a result of this activity shall be allowed. If this activity causes a need for additional parking, Site Plan Review will be required. “* The Planning Board sets the standard for parking.
- 4.6.8 The Board needs to decide the percentage of the dwelling that the home occupation will use. The Board is considering 25% instead of their current 33%. The Board also needs to

- discuss if this percentage covers just the dwelling or also includes an accessory building.
- 4.6.9 This regulation on permitted advertising is too broad in its language; the language is too archaic; rewrite so language reflects the use of current technologies.
- 4.6.10 The Board should discuss restricting the signage for the home occupation to the property or business premises.
- 4.6.11 *“The occupation shall not cause nuisance due to noise, radiation, radio interference, vibration, sound pressure, odors, dust, fumes, vapors, gases, smoke or glare.”* -- The Board would like to keep the present wording. .
- 4.6.12 *“No more traffic shall be generated normally permitted and occurring in the same zone, between the hours of 8:00 pm. and 7:00 am.”* The Board needs to review this revision and review the Holderness language in their section 18.6.
- 4.6.13 *“No new separate entrance to the occupation.”* -- The Board will discuss that this revision include *“that no new separate entrance be permitted for the home occupation business.”*
- 4.6.14 *“Storage of goods is only allowed within the primary structure or accessory building.”* – The Board is not in favor of any outdoor storage of materials or equipment.
- 4.6.15 Restriction of parking of large vehicles -- The Board would like to retain the current language. Verify the RSA references.
- 4.6.16 *“Any home occupation not meeting the requirements of _____ through _____ may be permitted by Special Exception. Applicants for a Special Exception must meet requirements of Sections 6.3.1 through 6.3.2c of the Zoning Ordinance.”* -- Special Exception Process including 6.3.1-6.3.2c would trigger a Site Plan Review.

The Planning Board members will continue to review the home occupation draft dated 3/27/19 at their next work session. They will discuss examples and possible ways to define some of the revisions. The Board would like to see sections 4.6, 4.6.1, 4.6.2, 4.6.3 and 4.6.4 be included in the first paragraph of the final draft of the Home Occupation Revisions.

UPCOMING DATES

- OSI Planning Conference, Saturday, June 1. If interested please fill out the application and send it to Patsy who will submit it and invoice town.
- May 17, A Guide to Effective Code Enforcement Workshop (NHMA)
- Webinar Wednesday, May 15 12-1 sponsored by NHMA. Contact Susan for further information.

Susan MacLeod and Leigh Sharps attended the second Squam Watershed Protection Meeting chaired by Rebecca Hanson of the Squam Lakes Association. The next meeting is scheduled for the end of April.

The Planning Board briefly discussed the need to address code enforcement. No decisions were made at this meeting.

ADJOURNMENT: A motion was made and seconded to adjourn. The motion passed. The meeting adjourned at 8:20 PM. The next meeting will be Wednesday, April 3, 2019 at 6:30 PM at the Ashland Elementary School.

Submitted by Paula Hancock