

**Ashland Planning Board  
Amended Meeting Minutes  
Wednesday, June 26, 2019**

CALL TO ORDER: Mardean Badger, Chair of the Planning Board, called the meeting to order at 6:30 PM.

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

OTHERS PRESENT: Kaitlyn Morse, Land Use Assistant and Paula Hancock, Recording Secretary

DISPOSITION OF MINUTES

The Board reviewed the June 5, 2019 minutes. Susan made a motion to accept the minutes as amended. Kathleen seconded the motion. The motion passed by a vote of 3-0.

CASE 2019-06 OWL BROOK BUILDERS, 39 WINTER STREET (T/M/L 017-004-020)

Tim and Judy Smith, owners of 39 Winter Street submitted an Application for a Waiver of a Site Plan Review for their new tenant Owl Brook Builders at 39 Winter Street. Susan made a motion to accept and approve the application for a Waiver of a Site Plan Review for Owl Brook Builders, 39 Winter Street (T/M/L 017-004-020). Kathleen seconded the motion. The motion passed by a vote of 3-0.

CASE 2019-07 WILD HEART YOGA 39 WINTER STREET (T/M/L 017-004-020)

Tim and Judy Smith, owners of 39 Winter Street submitted an Application for a Waiver of a Site Plan Review for their new tenant, Wild Heart Yoga at 39 Winter Street. Kathleen made a motion to accept and approve the application for a Waiver of a Site Plan Review for Wild Heart Yoga, 39 Winter Street (T/M/L 017-004-020). Susan seconded the motion. The motion passed by a vote of 3-0.

CASE 2019-08 WHITE MT. BREWING CO. 50 WINTER STREET (T/M/L 018-001-010)

David Page, for Jeff and Linda Reale, owners of 50 Winter Street, submitted an Application for a Waiver of a Site Plan Review for an expansion of White Mt. Brewing Company, 50 Winter Street (T/M/L 018-001-010). The expansion includes the addition of a patio and allows for the drinking of alcohol on the patio. Susan made a motion to accept and approve the application for a Waiver of a Site Plan Review for an expansion of White Mt. Brewing Company, 50 Winter Street (T/M/L 018-001-010). Kathleen seconded the motion. The motion passed by a vote of 3-0.

HISTORICAL SOCIETY PROJECT

The Planning Board discussed what the Ashland Historical Society will likely need to do for their anticipated plans. The Ashland Historical Society (AHS) is moving the shanty on their railroad station site. They are building an extension of the present boardwalk on the site. The Historical Society needs to submit two Applications for a Site Plan Review to the Planning Board, one application for the moving of the shanty (AHS as applicant) and one application for the extension of the boardwalk (State of NH applicant, AHS as agent).

The Ashland Historical Society also needs to submit two applications to the Zoning Board of Adjustment for a variance, one variance (AHS as applicant) for the shanty which will be located within the Historical Society setback and a second variance (State of NH as applicant, AHS as agent) for the extension of the boardwalk which will be located within the State setback. The Historical Society and the State may request one joint meeting of the two boards.

The Planning Board decided by consensus that the two applications for Site Plan Review may be submitted with one application fee, which would cover a joint newspaper ad for all relevant PB and ZBA applications. The Zoning Board of Adjustment will make their own decision regarding appropriate fees for multiple ZBA applications. If the hearings are scheduled jointly or near in dates and/or one newspaper ad can cover both boards' applications, there might only need to be one fee for combined abutters notices.

#### HOME OCCUPATION FINAL DRAFT

Kathleen made a motion to accept the final draft of the Home Occupation Regulations. Susan seconded the motion. The motion passed by a vote of 3-0. The draft will be submitted for legal review to prepare it for the 2020 election process.

#### ACCESSORY DWELLING UNIT REGULATIONS

The Board decided to briefly discuss the current Accessory Dwelling Unit Regulations. There will be a more detailed discussion of these regulations at the Planning Board's next meeting on Wednesday, July 24.

#### COMMERCIAL EXCAVATION REGULATIONS

The Board will review their current Commercial Excavation Regulations as well as their present renewal of permits procedure at their next meeting on Wednesday, July 24.

#### ADJOURNMENT

A motion was made and seconded to adjourn. The motion passed. The meeting adjourned at 7:45 PM. The Planning Board will not meet on July 10. The next Ashland Planning Board meeting will be Wednesday, July 24, 2019 at 6:30 PM at the Water and Sewer Conference Room at 6 Collins Street.

*Submitted by Paula Hancock*