

**Ashland Planning Board  
Amended Meeting Minutes  
Monday, January 13, 2020**

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

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

OTHERS PRESENT: Eli Badger, Sherry Downing and Paula Hancock, Recording Secretary

PUBLIC HEARING, PROPOSED 2020 AMENDMENTS TO THE ZONING ORDINANCES AND BUILDING REGULATIONS FOR MARCH 2020 WARRANT

Mardean Badger, Chair of the Board, opened the Public Hearing at 6:30 PM. With members of the public in attendance the chair opened the hearing to any public comment. There was an inquiry about the specific changes to the amendments to the Zoning Ordinances and Building Regulations for the March 2020 warrant. Mardean went through each of the amendments briefly explaining the specific changes. Mardean advised that she had not received anything in writing from the current Building Inspectors relative to the proposed amendments. She closed the Public Hearing at 6:40 PM.

The Board voted on each of the proposed warrants.

- Accessory Dwelling Unit proposed warrant to the Zoning Ordinances. Kathleen made a motion to accept the proposed warrant as written. Susan seconded the motion. The motion passed by a 3-0 vote.
- Home Occupation proposed warrant to the Zoning Ordinances. Susan made a motion to accept the proposed warrant as written. Kathleen seconded the motion. The motion passed by a 3-0 vote.
- Proposed Building Regulations. Kathleen made a motion to accept the proposed warrant as written. Susan seconded the motion. The motion passed by a 3-0 vote.
- The Board would like to thank Kaitlyn Morse, our Land Use Assistant, for her research done on the Accessory Dwelling Unit and Home Occupation proposed amendments.

DISPOSITION OF MINUTES

The Board reviewed the minutes of the Monday, December 23, 2019 meeting. Kathleen DeWolfe made a motion to approve the minutes as amended. Susan seconded the motion. The motion passed by a 3-0 vote.

2019 SUMMARY DRAFT

Mardean reviewed the Planning Board minutes of 2019 and prepared a summary list of cases, inquiries, and other activities of the Board. The list will help in preparing a summary of the year for the Town Report which is due January 31. Susan added that two members of the Planning Board attended a Hazardous Mitigation series of meetings during 2019. Mardean advised that the Board has received inquiries from realtors, potential buyers and business owners. She has communicated with each inquirer in a timely manner.

It was noted that the Ashland Historical Society is waiting for the Executive Council to approve a contract between the State and the Ashland Historical Society to extend the platform at the Railroad Station onto State land. We have welcomed several new businesses to the community in the 2019 calendar year.

Mardean advised the Board that they needed to approve an extension to the Ashland Historical Society as well as approving an extension to Sanctuary ATC.

## ASHLAND HISTORICAL SOCIETY APPLICATION CASE #2019-10 (T/M/L 018-002-005)

Ashland Historical Society submitted a letter to the Planning Board requesting an extension of 60 days from 1/13/20 to 3/13/20. Susan MacLeod made a motion to approve an extension of 60 days to the Ashland Historical Society. Kathleen DeWolfe seconded the motion. The motion passed by a 3-0 vote.

## SANCTUARY ATC, CASE 2017-07 (T/M/L 017-004-022) (JSG REALTY, OWNER)

The Site Plan Review for Sanctuary ATC was approved in January 2018 and was valid until January 2019. Sanctuary ATC received an extension from January 2019 to January 2020. Attorney Jack McCormack for Sanctuary ATC is requesting an extension from January 13, 2020 to January 13, 2021. Construction will begin in May 2020 and is expected to be completed in the fourth quarter of 2020. Kathleen made a motion to extend the Site Plan Review approval to January 13, 2021. Susan seconded the motion. The motion passed by a 3-0 vote.

Mardean advised the Board that she has been contacted by the potential buyer of the Liquor Store property. She advised that there is no Site Plan Review on file for this property. The present building and sign on the property were installed before there were zoning ordinances. Mardean will contact the potential buyer and again suggest that he come to the Planning Board to discuss his plans for the property and the need for a site plan review.

## NHMA UPDATE

Mardean advised the Board that there are Public Hearings scheduled for proposed legislation and regulations. Mardean will advise the Board when the Public Hearings are officially scheduled. Information about upcoming proposed legislation and hearings are found in NHMA newsletter that we receive in our Planning Board email.

The Board discussed briefly the Economic Development Committee which is considered an advisory committee to the Selectboard. The members of this committee need to have a conversation with the Selectboard about the direction and focus of this committee.

## UPCOMING MEETINGS

- Wednesday, January 22, 2020, Regular Meeting/Work Session 6:30 PM at the Water and Sewer Department Conference Room at 6 Collins Street
- Wednesday, February 5, 2020 Regular Meeting at 6:30 PM at the Water and Sewer Department Conference Room at 6 Collins Street
- Wednesday, February 26, 2020 Work Session at 6:30 PM at the Water and Sewer Department Conference Room at 6 Collins Street

## ADJOURNMENT

Kathleen DeWolfe made a motion to adjourn. The motion was seconded. The meeting adjourned at 7:22 PM.

*Minutes submitted by Paula Hancock*