

**Ashland Planning Board  
Amended Meeting Minutes  
Wednesday, January 22, 2020**

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

MEMBERS PRESENT: Mardean Badger, Kathleen DeWolfe, Fran Newton (BOS alternate), Paula Hancock (alternate)

OTHERS PRESENT: David Page, Paula Hancock, Recording Secretary

Mardean appointed Paula Hancock as an alternate and voting member of the Planning Board for their Wednesday, January 22, 2020 meeting to have a quorum.

INFORMAL CONSULTATION 50 WINTER STREET (T/M/L 018-001-010)

The Board met in an informal consultation with David Page, owner of the White Mountain Brewing Company, which is located at 50 Winter Street, (T/M/L 018-001-010). Mr. Page explained his proposal for expansion of his business on the property currently owned by Jeffrey and Linda Reale. He wants to add an outdoor entertainment venue on the side of the site adjacent to the railroad and seasonal trailer sites and yurt camping tents on the side of the site adjacent to (T/M/L 018-001-009).

The Board reviewed and provided a list of various regulations that may need to be considered:

- Permitted uses and setbacks in the Industrial zone (Ashland Zoning Ordinance, sections 2.2b and 2.3c)
- Recreational Camping Parks (Ashland Zoning Ordinance section 4.5)
- Ashland Site Plan Review Regulations (especially sections 1.3,2, 3.2 and 3.3.
- Ashland Site Plan Checklist
- Ashland Site Plan Application form.
- NH RSA Chapter 216 -I, Recreational Campgrounds and Camping Parks

The Board also reviewed and discussed other issues that may need to be addressed such as:

- Availability of town water and sewer to service campground and entertainment area
- Examination of site for any wetlands or Mill Pond related issues.
- Abutting railroad and public service easements
- Access to the site from nearby snowmobile trails
- Emergency access by fire equipment to entertainment and camping areas
- Parking and access right- of -way from Winter Street
- Town noise ordinances
- Issues that would require ZBA approval

It was the consensus of the Planning Board that a surveyed site plan and full site plan review will be required for this project to move forward.

DISPOSITION OF MINUTES

Kathleen DeWolfe made a motion to accept the minutes of Monday, January 13 meeting as amended. Mardean seconded the motion. The motion passed by a 3-0 vote.

### UPCOMING MEETINGS

- PRLAC Meeting – Tuesday, January 28, 2020
- Wednesday, February 5, 2020 Regular Meeting of the Ashland Planning Board at 6:30 PM at the Water and Sewer Conference Room, 6 Collins Street
- Wednesday, February 26, 2020 Work Session Meeting of the Ashland Planning Board at 6:30 PM at the Water and Sewer Conference Room, 6 Collins Street
- LRPC Meeting March 23, 2020 (location to be determined)

### ADJOURNMENT

A motion was made and seconded to adjourn. The meeting adjourned at 7:40 PM.

*Minutes submitted by Paula Hancock*