

**Ashland Planning Board  
Amended Meeting Minutes  
Wednesday, May 6, 2020**

CALL TO ORDER: Mardean Badger, Chair of the Board, called the meeting to order at 6:30 PM. The meeting was conducted via Zoom video and teleconference.

MEMBERS PRESENT: Mardean Badger, Susan MacLeod, Kathleen DeWolfe, Fran Newton.

OTHERS PRESENT: Eli Badger, Kaitlyn Morse, Land Use Assistant, Paula Hancock, Recording Secretary and Michelle Tracy.

RIGHT TO KNOW LAW: Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

TRACY GIRL ICE CREAM STAND 113 RIVERSIDE DRIVE (T/M/L 015-001-018)

Michelle Tracy, owner of the formerly known Dairy Joy property at 113 Riverside Drive (T/M/L 015-001-018) met with the Planning Board via Zoom teleconference for an informational consultation. She made the following points:

- Ms. Tracy (Mountain Vista Properties LLC) purchased the formerly known Dairy Joy property at 113 Riverside Drive on January 1, 2020.
- The business will continue as an ice cream stand going forward. The new business will be called Tracy Girl Ice Cream Stand.
- There is an RV parked on the property, being used as a short-term home for the owners. After reviewing the town's zoning ordinances relative to RVs the Building Inspectors will be notified to issue a temporary permit for the RV.
- Ms. Tracy will submit a Waiver of a Site Plan Review form for the business use of the property.

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

The Planning Board discussed the issue of the mobile home or a park model on a lot on River Street (T/M/L 012-005-024). The Planning Board made the following points:

- The zoning ordinance does permit a mobile home to be located in the Rural Residential Zone.
- All mobile homes in Ashland need to be issued a permit from the Building Inspector.
- It is still not clear whether the unit to be placed on the lot will be a mobile home or some form of camping trailer (park model) and whether the unit will be a permanent or temporary dwelling.
- The steep, rocky nature of the lot may create certain issues to be addressed, including drainage and encroachment on setbacks.

SPR- 2019-10 EXTENSION ASHLAND HISTORICAL SOCIETY

The SPR-2019 Extension for the Ashland Historical Society was extended from Wednesday, January 22, 2020 to Wednesday, April 22, 2020. The Planning Board has not had any communication from the AHS, so they decided to allow the extension to expire at this time. The Ashland Historical Society will need to come before the Ashland Planning Board to request any further extensions or may need to pay for re-notification of abutters depending on how much time elapsed before the final documentation is received from the State of NH for extension of the loading platform.

### BUILDING INSPECTIONS COVID-19

The Building Inspections COVID-19 Rules were shared with the Planning Board just as a matter of information.

### DISPOSITION OF MINUTES

Kathleen DeWolfe made a motion to accept the Wednesday, April 22, 2020 minutes as presented. Susan MacLeod seconded the motion. The motion passed by a 3-0 vote.

### INFORMAL CONSULTATION WITH ANTHONY ADAMSKY

The informal consultation with Anthony Adamsky was tabled for this meeting.

### MASTER PLAN UPDATE

Kaitlyn gave the Planning Board an update on her work updating the survey, vision statement and Chapter 1 of the Master Plan. Further discussion of the Master Plan will be continued at the next regularly scheduled Planning Board meeting.

### CORRESPONDENCE

The Planning Board received an inquiry relative to the zoning of the property at 63 West Street (T/M/L 004-003-005). The Planning Board determined that the property is located in the Commercial Zone. The zoning of the property will not change although the usage of the building may change.

### NEXT MEETING

The next meeting of the Ashland Planning Board will be Wednesday, May 27, 2020 at 6:30 PM.

### ADJOURNMENT

Kathleen DeWolfe made a motion to adjourn. Susan MacLeod seconded the motion. The motion passed. The meeting adjourned at 7:50 PM.

*Minutes submitted by Paula Hancock*