

**Ashland Planning Board  
Draft Meeting Minutes  
Wednesday, July 22, 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, Kathleen DeWolfe, Paula Hancock, Fran Newton (alternate)

OTHERS PRESENT: Wendy Booker, Gary Downing, Dan Grossman (Ames Brook Campground), Pardon Kenney, Tony Randall

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.

CASE #2020-01 -- PUBLIC HEARING BOUNDARY LINE ADJUSTMENT 68 RIDGE ROAD (T/M/L 021-002-009-015)

Mardean Badger reviewed the dates of the hearing posting, newspaper ad, and abutter notices before opening the Public Hearing at 6:34 PM.

Wendy Booker and Gary Downing came before the Planning Board for a Boundary Line Adjustment at 68 Ridge Road (T/M/L 021-002-009-015).

Kathleen DeWolfe made a motion to accept the Boundary Line Adjustment application as complete. Paula Hancock seconded the motion. The motion passed by a 3-0 roll call vote.

Wendy Booker and Gary Downing came before the Planning Board to explain their application for a Boundary Line Adjustment: "We are adjusting a lot line at 68 Ridge Road by taking a portion of land at the top of the Ridge Road property and exchanging it for a piece of property at the bottom of the 68 Ridge Road property. This portion of the lot will become part of the EHFAR green space. An exact square footage piece that has previously been green space will become part of our lot. It is an even swap. It gives us plenty of setback from the lot line, more than 20'."

There were no abutters present. There were no questions from the Planning Board members.

Mardean Badger closed the Public Hearing at 6:38 PM.

The Planning Board discussed the lot line adjustment and made the following points:

- This lot line adjustment is similar to what developer Barry Gaw expected, as lots have been purchased within Squam River Landing and new owners have requested adjustments to adapt to building needs and/or characteristics of the property.
- This adjustment is an exchange of 2,752 square feet of open space (EHFAR) at one end of the property for an equal amount of space at the other end of the property. The square footage of the lot remains the same (0.67 acres) and the amount of open space remains the same.

Paula Hancock made a motion to approve the application. Kathleen DeWolfe seconded the motion. The vote was 3-0 on a roll call vote. The application has been approved. The Planning Board will send out a Notice of Decision indicating the approval of the lot line adjustment.

RECOMMENDATION (NH RSA 41:14-A): SALE OF TOWN-OWNED PROPERTY BEHIND 14 WINTER STREET

Tony Randall, local surveyor, advised that the property behind 14 Winter Street was discovered during his property research. An adjacent property owner is interested in buying this piece of property from the Town. As part of the process under RSA 41:14-a, the Planning Board must make a recommendation to the Select Board regarding the sale in this case or purchase of property for the town. That is why it is before the Planning Board.

At the Ashland Selectboard Meeting on Monday, July 6, 2020 passed a motion to send a proposal to initiate the process of selling town owned land behind 14 Winter Street to the Planning Board for a recommendation:

**Sale of Town Property**

*14 Winter Street – on behalf of his client, Commerce Properties, NH Licensed Land Surveyor Anthony L. Randall inquired about purchasing town owned land at/near 14 Winter Street. Through his surveying work for his client Mr. Randall discovered that the town property (0.77 acres) was tax deed by the town years before the town had tax maps. Mr. Randall's client is willing to pay \$1,000 for the land, along with the expense of a quick claim deed and recording fees. Selectmen agreed to send the proposed sale of the land to the Planning Board for a recommendation (RSA 41:14-a.).*

**MOTION:** Selectmen Newton

*To initiate the process of selling town owned land by sending the proposal to the Ashland Planning Board for recommendation.*

**SECOND:** Vice Chairman DeWolfe

**VOTE** 4-0

**MOTION PASSED**

Tony Randall briefly explained the history of the property. While doing survey work for Commerce Properties off Winter Street, he found this piece of property (part of the former George Campbell estate) that the Town had taken for non-payment of taxes in the 1960s. When the tax maps were created the Town did not know that this property existed. Tony made the following points about the property:

- This property is accessed by a poorly defined right of way down the center of the driveway of 14 Winter Street. Tony is suggesting that the abutter acquire the property which will eliminate the right of way; it would put the property back to what it was originally.
- The boundary line is about where the property drops steeply down to a swamp.
- It is not a valuable piece of land.
- It will be a buffer to the abutters
- The property is landlocked; it has monitoring wells on it.
- The land can't be developed and the present boundary line will be eliminated if it is merged with the 14 Winter Street property.

Kathleen DeWolfe, a former member of the Conservation Commission was asked about her recommendation. She made the following points:

- The property is a wetland and could be deemed prime wetland so the owner could do less on it with this designation.
- It has vegetative wetland on it: certain flowers and trees of note.
- The property can't be developed.

Mardean Badger made the following motion: That the Planning Board recommend that the best use of

this property would be to convey it to a contiguous abutter for the following reasons:

- The property is landlocked
- It has a partially vegetative wetland on property
- There is a steep drop down from the edge of the property to wetlands
- It has monitoring wells on it.

Kathleen seconded the motion. The vote was a 3-0 roll call vote. The motion passed.

#### INFORMAL CONSULTATION DAN GROSSMAN AMES BROOK CAMPGROUND 104 WINONA ROAD (T/M/L 018-002-022)

Dan Grossman met with the Planning Board for an informal consultation for Ames Brook Campground, 104 Winona Road (T/M/L 018-002-022). He made the following points about the present status and future plans for the campground:

- The campground currently has 94 developed sites.
- 22-23 sites are located in Ashland; the remainder of the sites are located in New Hampton.
- About ½ of the users are seasonal campers who camp with us from May-September.
- About ½ of the users are transient campers who rent for the weekend or by the week
- The campground has been open to in-state campers only until recently; the campground is now open to out-of-state campers.
- The bathrooms have been opened recently.
- Tents have been allowed in the campground only for about a week.
- All sites have been rented through the end of the calendar year 2020.
- There will be no expansion of the campground in the near future.
- 15 sites in New Hampton remain undeveloped.
- 91 sites are equipped with water/sewer.
- There is a large sewer easement at Brunt Ave. There is an outflow to the town. We are able to manage the sewer infrastructure in the campground. I have plans/documentation from both Ashland and New Hampton for sewer expansion plans.
- The Ashland portion of the campground covers 3.45 acres. New Hampton's portion of the campground covers 24 acres.
- There is a right of way through the neighbor's property on the New Hampton line.
- The main access to the campground is via Winona Road in Ashland

Mr. Grossman was advised about the regional impact criteria. This regional impact process will apply to any proposals brought to either the Ashland or New Hampton Planning Boards.

#### INFORMAL CONSULTATION PARDON KENNEY 149 RIVER STREET (T/M/L 013-001-002)

Mr. Pardon Kenney met with the Planning Board for an informal consultation for 149 River Street (013-001-002). Mr. Pardon made the following points:

- He bought the property at 149 River Street from Mr. Willard Hiltz in 1986.
- In 2007 he rebuilt the original home.
- In 2011 he found he needed additional storage and built a shed.
- In 2020 he wants to build a 10'x 18' (180 square foot) prefab shed on the property.
- If he allows for the 25' setback, it will push the shed farther toward the center of his property.
- Joseph Mazzone is an abutter.
- There is a swale between the Mazzone and Kenney properties to drain water.
- He is coming before the Planning Board to find out the process he needs to follow to accomplish the construction of his prefab shed.

The Planning Board made the following points:

- There are setbacks on his property set by Town ordinance.

- The setbacks for both the Rural Residential Zone and the Squam Overlay have not changed for many years.
- The setbacks are: 35' from the front boundary of the property; 25' from the side boundary of the property; 50' from the rear boundary of the property
- If Mr. Kenney was to build his shed outside the 25' side setback, he would need to apply for a building permit.
- If Mr. Kenney builds within the 25' setback, he would need to apply to the ZBA for a variance.
- The ZBA is a separate board with their own criteria as established by NH RSAs

#### HOME OCCUPATION APPLICATION

The Planning Board reviewed the wording of the Home Occupation Application form. Kathleen DeWolfe made a motion to approve the Home Occupation Application with the amendments we made today. Paula Hancock seconded the motion. The motion passed by a 3-0 roll call vote.

#### DISPOSITION OF MINUTES

Kathleen made a motion to accept the minutes from the July 1, 2020 meeting as amended. Mardean seconded the motion. The motion passed by a 3-0 roll call vote.

#### MASTER PLAN RECOMMENDATIONS

The Master Plan Recommendations will be further reviewed at a future meeting.

#### NEXT MEETING

The next meeting of the Ashland Planning Board will be Wednesday, August 5, 2020 at 6:30 PM.

#### MEMBERSHIP UPDATE

It was noted that the meeting, Wednesday, July 1, 2020 was the last for Susan MacLeod as she is moving out of town soon. She has been appointed as our new Land Use Assistant. Paula Hancock was sworn in at the Wednesday, July 22, 2020 meeting as our newest Planning Board member to replace Susan MacLeod on the Planning Board.

#### ADJOURNMENT

Mardean Badger made a motion to adjourn. Kathleen DeWolfe seconded the motion. The motion passed. The meeting adjourned at 7:45 PM.

*Minutes submitted by Paula Hancock*