

**Ashland Planning Board
Approved Meeting Minutes
Wednesday, August 5, 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

OTHERS PRESENT: Robin and Stephen Heid, owners of 299 River Street

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.

INFORMAL CONSULTATION WITH ROBIN AND STEPHEN HEID 299 RIVER STREET (T/M/L 011-009-001)

Stephen and Robin Heid met with the Ashland Planning Board for an informal consultation concerning their possible use of the property at 299 River Street. (T/M/L 011-009-001). The property is in the Rural Residential Zone as well as within the Squam River Overlay Zone. The Heids would like to make the property into a family compound. They would like to renovate each of the existing 4 cabins for family seasonal occupancy. They would like to extend the largest cabin on the property to accommodate a laundry room and an enlarged kitchen. They will be having the property surveyed to clarify what their options are for the property. Other options they are considering are: to enlarge the largest cabin and use the others as ancillary buildings; to fix up the cabins as they are now; putting a modular home in place of the cabins (modular homes do not fit the cabin footprints and would need to be put on a slab); move the driveway behind the cabins.

The Planning Board made the following points about the history of the property:

- At some point this property was two lots. It is currently considered one lot.
- It is a long triangular lot: One long side parallels Route 3; one long side parallels Squam Point Lane; the short side of the property parallels River Street. River Street is the address for the property.
- The driveway of the property has two openings: one on Squam Point Lane and then arches across the property with an opening on River Street. There is currently a fence along the River Street side to discourage through traffic.
- Since this property is in both the Rural Residential Zone and the Squam River Overlay Zone we need to consider both Sections 2:2D and 2:2F of the Zoning Ordinance. The setbacks for the property are: 35' front setback; 25' side setbacks; 50' rear setback. We need to consider as well Section 2.3a: 35' from the edge of the road to any building. Therefore, the setback needs to be a minimum of 50' from the Squam River and 35' from all the roads.
- The Planning Board would strongly recommend that a surveyed Site Plot Plan be completed on the property. The plan will clarify the distances within the property; and edges of rights of way.
- This property is a pre-existing nonconforming lot. It was established before the Zoning Ordinances were established. The buildings can be expanded by adding a second story to the existing buildings but any construction has to be done within the footprint of each cabin.
- The addition of non-permeable ground will add to the nonconforming status of the property.
- The property previously had a series of septic tanks on the property. It should be investigated whether the septic field and tanks still exist or were removed. The current property is on town

sewer.

- The non-permeable land will fall under DES regulation. DES wants as little non-permeable land on a lot. Non-permeable land creates runoff that can drain into Squam River or Squam Lake.
- Any further expansion will increase the amount of nonconformity on the lot.
- The Heids may need to go before the Zoning Board. They can only vote on the application(s) before them.
- The Heids can come before the Planning Board for an additional informal consultation.

DISPOSITION OF MINUTES

Kathleen DeWolfe made a motion to accept the Wednesday, July 22, 2020 minutes as amended. Paula Hancock seconded the motion. The motion passed by a 3-0 roll call vote.

BOARD REORGANIZATION

- Kathleen DeWolfe made a motion to nominate Mardean Badger as the Chair of the Planning Board. Paula Hancock seconded the motion. The motion passed by a 3-0 roll call vote.
- Mardean Badger made a motion to nominate Kathleen DeWolfe as Vice Chair of the Planning Board. Paula Hancock seconded the motion. The motion passed by a 3-0 roll call vote.
- Kathleen DeWolfe made a motion to nominate Paula Hancock as Secretary of the Planning Board. Mardean seconded the motion. The motion passed by a 3-0 roll call vote.

The elected Planning Board officers for 2020-2021 will be Mardean Badger, Chair; Kathleen DeWolfe, Vice Chair; and Paula Hancock, Secretary of the Planning Board.

EXCAVATION REGULATION UPDATE

The Board received correspondence from a civil engineer with a development proposal for a client to locate a gravel pit or quarry in Ashland. There is no indication in the correspondence about the location of the proposed development and the name of the prospective client. Susan MacLeod, our Land Use Assistant, sent the developer correspondence explaining the development proposal process.

The current Commercial Earth Excavation Regulations were approved in 1981. The Board continued their review of certain sections of the draft Excavation Regulations for the Town of Ashland. Mardean Badger will distribute an updated draft Excavation Regulation document incorporating our latest changes to the Planning Board members at a future meeting. The Board will continue its review at a future meeting.

NEXT MEETING

The next meeting of the Ashland Planning Board will be Wednesday, August 26, 2020 at 6:30 PM.

ADJOURNMENT

Kathleen DeWolfe made a motion to adjourn. Mardean Badger seconded the motion. The motion passed. The meeting adjourned at 8:35 PM.

Minutes submitted by Paula Hancock