

**Ashland Zoning Board of Adjustment
Draft Meeting Minutes
Thursday, October 8, 2020**

CALL TO ORDER: David Toth, 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, Alan Cilley, David Toth, Charlie Bozzello

OTHERS PRESENT: Daniel Lucchetti, a civil engineer of the HEB Engineers, agent representing Centerstate LLC, owner of the property and Brandon Hiltz Construction.
Paula Hancock, Recording Secretary.

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.

David Toth, Chair of the Board, appointed Alan Cilley as an alternate voting member of the Zoning Board of Adjustment for this meeting.

DISPOSITION OF MINUTES

Mardean Badger made a motion to approve the Thursday, August 19, 2020 minutes. Charlie Bozzello seconded the motion. The motion passed by a roll call vote of 3 yes and 1 abstention (Cilley).

CASE 2020-01 APPLICATION FOR SPECIAL EXCEPTION FOR PROPOSED GRAVEL PIT/QUARRY (T/M/L 004-002-002)

The Ashland Zoning Board of Adjustment is considering the Case 2020-01 (T/M/L 004-002-002). This is an Application for Special Exception for an 89.19-acre property at the end of West Street in the Rural Residential Zone. The Application for Special Exception is for a proposed gravel pit/quarry at the end of West Street. The current Ashland Zoning Ordinances do not permit a gravel pit/quarry in the Rural Residential Zone. Therefore, Center State LLC, owner of the property, has applied for a Special Exception.

The Zoning Board of Adjustment is required under RSA 36:56-58 to determine if the proposed project has Regional Impact on neighboring municipalities. The Zoning Board reviewed the Lakes Region Planning Commission's Regional Impact Checklist and criteria. They raised the following concerns:

- **Pollution:** The proposed project has the potential of causing noise as well as other forms of pollution through the process of cracking rocks on the site.
- **Surface or Groundwater Impacts:** The proposed project raises many concerns relative to surface and groundwater impact. The proposed project site overlaps our wellhead protection area on the south and our aquifer overlaps the project site on the north. Our aquifer is the largest aquifer in the State and serves Ashland, Plymouth and New Hampton.
- **Conservation Lands:** The proposed project raises concerns relative to its Conservation Impact. The project raises concerns relative to Whitten Woods (New England Forestry Foundation) and the Marge Glidden property. Squam Lakes Conservation Society has a Conservation Easement on property owned by New England Forestry and Marge Glidden.

- **Traffic Generation:** The proposed project raises concerns about the regional impact on the traffic flow off West Street and on Rte 3/25 and the access to I-93. More information is needed.
- **Visual Impacts:** The proposed project raises concern relative to the Visual Impact of the project. The Board would like more information relative to the size of the project and the size of the site.

Mardean Badger made the motion: That the Ashland Zoning Board of Adjustment has determined that this proposed project will have Regional Impact in the areas of Surface/Groundwater, Pollution and Conservation; with other areas needing further discussion/information. Charlie Bozzello seconded the motion. The motion passed on a 4-0 roll call vote.

The Zoning Board discussed which municipalities will be affected by the Regional Impact. The Board concluded that Holderness, Bridgewater, Plymouth and New Hampton will be affected by the Regional Impact of this project. These municipalities will be notified by certified mail and invited to give their input relative to the project at our scheduled Public Hearing on Thursday, November 12, 2020 at 6:30 PM. All affected municipalities can give input either in person or in writing.

Mardean made the motion: That Holderness, Bridgewater, Plymouth and New Hampton as well as the Lakes Region Planning Commission be notified that the proposed project has regional impact on their municipalities. Charlie Bozzello seconded the motion. The motion passed by a roll call vote of 4-0.

Within five business days the municipalities will be notified by certified mail which will include the minutes of this Zoning Board meeting and a copy of the application. This will be done at the applicant's expense.

David Toth advised Mr. Lucchetti, representing Center State LLC, the owner of the property, and Brandon Hiltz, that the applicant has the right for this Special Exception Application to be heard by a five-member Zoning Board of Adjustment or it can be heard by the present four-member Zoning Board. Mr. Lucchetti advised that he would like to proceed with the present board; it will be sufficient.

The applicant is coming before the Ashland Zoning Board of Adjustment to request a Special Exception because our current Zoning Ordinances do not permit a gravel pit/quarry to be located in the Rural Residential Zone. All abutters have been notified by certified mail; a notice has been published in the Laconia Daily Sun and posted at the local post office and the Town Hall.

The Zoning Board then considered if the submitted application was complete under the criteria of the Zoning Board of Adjustment. The Board felt that more information/details about the project are still needed but this information will be dealt with at the Public Hearing scheduled for November 12, 2020.

Alan Cilley made a motion to accept the application as complete. Mardean seconded the motion. Mardean requested an amendment to the above motion as follows:

- **That the applicant, before the scheduled Public Hearing, insert the names of all the abutters/property owners on the plot plan. These names need to correspond to the current list of abutters of this property.**
- **Two abutting properties have conservation easements: the Marge Glidden property (5-3-3) and the New England Forestry property (5-3-1). These two conservation easements need to be indicated on the documentation of the proposal. These abutters need to be**

notified as well.

Charlie Bozzello seconded the amendment. The motion and the amendment passed by a roll call vote of 4-0.

David Toth advised that this Special Exception Application meeting will be continued to Thursday, November 12, 2020 for a Public Hearing.

NEXT MEETING

The next meeting of the Ashland Zoning Board will be Thursday, November 12, 2020 at 6:30 PM.

ADJOURNMENT

David Toth made a motion to adjourn. Charlie Bozzello seconded the motion. The motion passed. The meeting adjourned at 7:12 PM.

Minutes submitted by Paula Hancock

DRAFT