

**Ashland Planning Board
Approved Meeting Minutes
Wednesday, November 4, 2020**

CALL TO ORDER: Mardean Badger, Chair of the Board, called the meeting to order at 6:38 PM. The meeting was conducted via Zoom video and teleconference.

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

OTHERS PRESENT: Tony Randall, surveyor, Micheal Latulippe, Lisa Weiss, abutter, Eileen Torrey, abutter

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.

PUBLIC HEARING: CASE 2020-04 SUBDIVISION APPLICATION FOR MICHEAL LATULIPPE OF 27 OWL BROOK ROAD (T/M/L 012-002-007)

Mardean Badger opened the Public Hearing at 6:38 PM. At the Planning Board meeting of Wednesday, October 28, 2020 the Planning Board did accept the application as complete.

Tony Randall, a local surveyor, is representing Micheal Latulippe. Micheal Latulippe is also present for this meeting.

Tony Randall, a local surveyor in Ashland, made the following presentation to the Planning Board:

- The project is located at 27 Owl Brook Road (T/M/L 012-002-007). Micheal Latulippe is the owner of this 12.5-acre parcel of land. Micheal also owns another 2.5-acre lot that abuts the lot at 27 Owl Brook Road.
- He is proposing taking a 1.36-acre parcel and subdividing it out from the 12.5-acre lot.
- The Ashland Soils Regulations indicate that this lot contains loamy, fine sand soils; it has a slope of 0 to 8%; the lot is in the Rural Residential Zone.
- If we look at the State soil and slope regulations for Ashland Mr. Latulippe needs at least 50,000 square feet (1.5 acres) in order to create this lot at this location. This lot exceeds the State regulations.
- The new lot has its own road frontage, 151' in road frontage on Owl Brook Road. Mr. Latulippe's remaining lot has an additional 179' + 49.6' frontage which exceeds the minimum lot frontage.
- This project has received State Subdivision Approval dated Friday, October 30, 2020. The site has a proposed well site, in addition to a 4,000 square foot area for a proposed septic system. This 4,000 sq. ft. area is larger than the State septic system regulations require.
- This project is a straightforward basic subdivision.
- Mr. Latulippe has contacted Mr. Craig Moore of the Highway Department to determine if a driveway permit could be issued. Mr. Moore has contacted the Planning Board that he finds no reason not to issue a driveway permit for this project.
- The project has an existing woods road on the lot. The proposed driveway will not use this woods road nor will this woods road be used for access to the lot. The proposed driveway will utilize a portion of the 151' road frontage.
- The remaining portion of the new lot is 11.14 acres. It is flat except for a portion of the southeast

corner of the lot which is slightly elevated and shown as such on the project plans. No culverts are needed for this project.

- There are encroachments onto the proposed lot from lot TML 012-002-022. A concern was raised as to the disposition of these encroachments by the present owner. Mr. Latulippe is presently in discussions with Mr. Sampson, the abutter, about the encroachments. The encroachments (the camper, the electric outlet, and the propane tank) all can be easily moved away from the boundary line. These removals will make the lot more saleable should there be any future sale of the lot.
- An abutter (Lisa Weiss) raised a concern whether the proposed lot is in the Rural Residential Zone. The current commercial buildings on Mr. Latulippe's lot were constructed before the imposition of our current Zoning Ordinances. Any current businesses in the surrounding neighborhood have been grandfathered in. All property in the area has been zoned Rural Residential. All future development in the area has to be rural residential.
- The Planning Board will receive an updated copy of the Subdivision Site Plan detailing all State and DES approvals and any other current pertinent details of the project.
- The Public Hearing was closed at 6:51 PM.

Kathleen DeWolfe made a motion to approve the subdivision with this added condition: that if and when the site is developed, all applicable permits will be obtained and placed on file, including but not limited to: septic system permits, building permits, driveway permits. Paula Hancock seconded the motion. The motion passed by a 3-0 roll call vote. The subdivision was approved.

DISPOSITION OF MINUTES

Mardean inserted the following information for clarification at the bottom of page 1 of the Wednesday, October 28, 2020 minutes: "*The Scribner mill building is on the Ashland Historical Resources Inventory; see Chapter 9, page 9-6 of the Ashland Master Plan. It is not on the NH State Register of Historic Places.*"

Kathleen DeWolfe made a motion to approve the Wednesday, October 28, 2020 minutes as amended. Paula Hancock seconded the motion. The motion passed by a 3-0 roll call vote.

CORRESPONDENCE

Members of the Planning Board were sent an Application for a Waiver of a Site Plan Review. The Board made the following points:

- At this time the application is incomplete.
- The application contains no signatures from either the owner, applicant or agent.
- We need more information on what exactly this business does; which portion of the Lane building is being used by this business; what comprises a towing/recovery business and what does recovery refer to; the mailing address of the applicant needs to be completed.

This Application for a Site Plan Review was tabled for this meeting and additional detailed information will be obtained. It will be taken up at a future scheduled Planning Board meeting.

2021 PLANNING BOARD MEETING SCHEDULE UPDATE

The Board received a draft of the 2021 Planning Board Meeting schedule. The Board members will review the draft. It will be discussed/reviewed further at our next scheduled meeting.

The Planning Board will discuss in more detail the proposal to change the time of the Planning Board meetings to an earlier time of day. They will discuss the proposal at their next Planning Board meeting.

LAKES REGION PLANNING COMMISSION MEETING UPDATE

Mardean will include in the Wednesday, November 4, 2020, minutes links to four Lakes Region Planning Commission PowerPoint presentations presented at a recent meeting. The presentations dealt with:

- Accessory Dwelling Unit (ADU) Regulations in the Lakes Region Planning Commission area
- Nature-Based Economic Development
- Review of Short Term Rental Regulations
- Resources for Hazard Mitigation

PUBLIC CONCERNS

Anyone with any questions or concerns about Planning Board methods or decisions are encouraged to reach out to the Planning Board through our email landusepb@ashland.nh.gov or by attending a meeting.

NEXT MEETING

The next meeting of the Ashland Planning Board will be Wednesday, December 2, 2020 at 6:30 PM.

ADJOURNMENT

Mardean Badger made a motion to adjourn. The motion was seconded. The motion passed. The meeting adjourned at 7:12 PM.

Minutes submitted by Paula Hancock

ADDENDUM: Lakes Region Planning Commission (LRPC) – Recent Presentations

- **Accessory Dwelling Units (ADUs) in LRPC region**
[https://www.lakesrpc.org/ckfinder/userfiles/files/ADUs%20in%20the%20Lakes%20Region%20Sept%202020%20\(updated%20from%209_17_20\).pdf](https://www.lakesrpc.org/ckfinder/userfiles/files/ADUs%20in%20the%20Lakes%20Region%20Sept%202020%20(updated%20from%209_17_20).pdf)
- **FEMA Hazard Mitigation Assistance Programs**
<https://www.lakesrpc.org/ckfinder/userfiles/files/2020%20LRPC%20HMA%20Programs%20Presentation.pdf>
- **Short-Term Rentals (STRs) in LRPC region**
https://www.lakesrpc.org/ckfinder/userfiles/files/Short%20Term%20Rentals%20Presentation_LRPC.pdf
- **Nature Economy – Values of Freshwater Recreation in NH**
https://www.lakesrpc.org/ckfinder/userfiles/files/Nature%20Economy%20Fact%20Sheet%20%232_3_13_19.pdf
- **Nature Economy – Rivers and Economic Development**
https://www.lakesrpc.org/ckfinder/userfiles/files/River%20Towns%20Research%20Brief%20Online%208_14_19.pdf
- **What is Our Water Worth and What Does Our Water Cost? (Final Report)**
[https://www.lakesrpc.org/ckfinder/userfiles/files/What%20is%20our%20Water%20Worth%20Final%20Report\(2\).pdf](https://www.lakesrpc.org/ckfinder/userfiles/files/What%20is%20our%20Water%20Worth%20Final%20Report(2).pdf)