

**Ashland Planning Board  
Approved Meeting Minutes  
Wednesday, December 2, 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 and Susan MacLeod, Land Use Assistant

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.

DISPOSITION OF MINUTES

Kathleen DeWolfe made a motion to approve the Wednesday, November 4, 2020 minutes as presented. Paula Hancock seconded the motion. The motion passed by a 3-0 roll call vote.

LAKES REGION PLANNING COMMISSION UPDATE

Mardean advised the Board that she heard an excellent presentation at the most recent Lakes Region Planning Commission meeting. The presentation was made by two authors of the book "Communities and Consequences II," which has been turned into a NH PBS presentation. The book deals with demography, current population trends, current economic trends and the future of NH. The demographics show that NH's median age is currently 42 and the oldest county in the State is Carroll County with a median age of 52. NH is the second oldest states in the nation. Mardean will try to obtain the book for the Planning Board.

2021 PLANNING BOARD CALENDAR SCHEDULE

Kathleen DeWolfe made a motion to accept the 2021 Planning Board Calendar Schedule. Paula Hancock seconded the motion. The schedule was approved by a 3-0 roll call vote.

CONSULTATION: 299 RIVER STREET (TML 011-009-001) ROBIN & STEPHEN HEID

Robin and Steven Heid from 299 River Street were scheduled to meet with the Planning Board to discuss their plans for their property. This discussion was tabled for this meeting. The Heids will meet with the Planning Board at a future meeting.

WSPR #2020-06, 6 MILL STREET (DAVID FARNHAM)

At their Wednesday, November 4, 2020 meeting, members of the Planning Board reviewed an Application for a Waiver of a Site Plan Review from David Farnham for his business Farnham Towing and Recovery. At that meeting 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 Scribner building is being used by this business; what comprises a towing/recovery business and what does recovery refer to; the address of the applicant needs to be completed.

This Application for a Site Plan Review was tabled on November 4.

The Planning Board reviewed further information received about this Waiver of Site Plan Review from David Farnham. The Board made the following points about the missing information on the

application:

- The property is located at T/M/L 017-008-002.
- The property straddles the Industrial/Commercial Zones.
- Reason for Waiver Request, Section 1.3-A of the Site Plan Review Regulations, which states that a Site Plan Review is needed when a commercial property changes ownership or tenant.
- The application was not signed by either the applicant (Andrew or Chris Lane) or the agent (David Farnham).

Susan MacLeod, Land Use Assistant, recommended that Mr. Farnham provide a copy of his lease, for partial confirmation of signatures of the property owner/lessor (Andrew or Chris Lane) and the lessee (David Farnham).

- The lease indicates that Mr. Farnham's business is located in the northeast corner of the Lane building from the former powder coat area to the door to Mechanic Street as well as 2,200 square feet of the former loading dock at 6 Mill Street. This will include both interior and exterior portions of the building.
- The lease also indicates that the lessee will use and occupy the premises for car repair and storage of up to 10 cars and towing business.

The Planning Board had the following concerns:

- The nature of the business is unclear
  - Conversations with Land Use Assistant – interior for personal use and exterior for towing business
  - Lease language – car repairs and storage and towing business
  - Facebook page – towing, lockouts, jumpstarts, flat tires, buying junk cars and trucks
- The current Zoning Ordinance (Section 3.5) prohibits “junkyard” or “automotive recycling yard”
- Life/safety issues of concern
- Lack of fire suppression or sprinkler system in the interior of the building
- Containment of fuel, liquids and other hazardous materials

Kathleen DeWolfe made the following motion concerning the Waiver of a Site Plan Review: The Planning Board will not accept the Waiver of a Site Plan Review due to it being incomplete and needing clarification of the nature of the business. Paula Hancock seconded the motion. The motion to not accept the Waiver of a Site Plan Review passed on a 3-0 roll call vote.

Recommendations: The Planning Board made the following recommendations:

- Mr. Farnham will submit a full and complete Site Plan Review Application.
- The Planning Board will accept a floor plan of the area he is using for his business instead of the Surveyed Site Plan that is required in Section 2 of the Site Plan Review.
- Submit a complete description of the nature of his business.
- Submit a complete list of abutters.
- Pay all appropriate fees.
- Meet with the Planning Board for a formal hearing.
- The Notice of Decision from the December 2, 2020 Planning Board meeting will outline his next steps.

#### EXCAVATION REGULATIONS UPDATE

The Planning Board reviewed the latest Excavation Regulations draft which has been reviewed by Susan Slack of Lakes Region Planning Commission (LRPC) and Laura Spector-Morgan, the Ashland

town attorney. There were a few comments that the Board felt needed clarification from both Ms. Slack and Ms. Spector-Morgan.

NEXT MEETING

The next meeting of the Ashland Planning Board will be Wednesday, December 23, 2020 at 6:30 PM.

ADJOURNMENT

Mardean Badger made a motion to adjourn. The motion was seconded. The motion passed. The meeting adjourned at 8:13 PM.

*Minutes submitted by Paula Hancock*