

**Ashland Planning Board
Approved Meeting Minutes
Wednesday, March 3, 2021**

CALL TO ORDER: Mardean Badger, Chair of the Board, called the meeting to order at 6:31 PM. The meeting was conducted via Zoom video and teleconference.

MEMBERS PRESENT: Mardean Badger, Kathleen DeWolfe, Paula Hancock and Susan MacLeod, Land Use Assistant

OTHERS PRESENT: Andrew Fitch, David Farnham

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

Paula Hancock made a motion to approve the Wednesday, February 24, 2021 minutes as amended. Mardean Badger seconded the motion. The motion passed by a 3-0 roll call vote.

CASE 2021-01 SITE PLAN REVIEW APPLICATION: FARNHAM TOWING AND RECOVERY (T/M/L 017-008-002) 6 MILL STREET, PROPERTY OWNED BY SQUAM RIVER HYDRO LLC

The Board reviewed the Site Plan Review Application for Farnham Towing and Recovery (T/M/L 017-008-002). The business is located at 6 Mill Street. The property is owned by Squam River Hydro LLC. Kathleen DeWolfe made a motion to accept the application as complete. Paula Hancock seconded the motion. The motion passed on a 3-0 roll call vote.

PUBLIC HEARING ON SITE PLAN REVIEW APPLICATION FOR FARNHAM TOWING AND RECOVERY (T/M/L 017-008-002) 6 MILL STREET

Mardean Badger, Chair of the Planning Board, opened the Public Hearing at 6:45 PM. The Public Hearing was for Case 2021-01, a Site Plan Review Application for a Change of Use and a Change of Business in a Commercial Location. The property is owned by Squam River Hydro LLC. The applicant is David Farnham, owner of Farnham Towing and Recovery. The following points were discussed:

- The Public Hearing was noticed on the town website, the Post Office and the Laconia Daily Sun. Twenty abutters notices were sent out; about ½ were returned.
- Business Proposal Explanation by David Farnham: Farnham Towing and Recovery does towing and recovery work, fix flat tires, lockouts, jump starts; work closely with local garages in Ashland; if approved we would work with the Ashland Police and Fire Departments. We do insurance tows, town plowing along Rte. 132 and clean up scrap metal and junk metal in individuals' yards. We buy auto parts that are worth salvaging or, if not worth anything, parts are towed to an auto recycling business in Bridgewater. We may take an individual part and sell it. Farnham advised that he did do some auto recycling as a small portion of his business. Farnham was asked if he helps the town remove junk vehicles. He advised that he removed cars left by former tenants or unwanted appliances.
- Mardean requested a clarification-whether this new business does any auto parts recycling. Farnham advised that he did do some auto recycling as a small portion of his business.
- Mardean advised that she had difficulty with the auto recycling portion of his business. Auto recycling by definition falls under the wider definition of junkyard in NH RSA 236:112. The Ashland Zoning Ordinance (Section 3.5) also prohibits junkyards within the town of Ashland

and includes automotive recycling in its definition of junk yards.

- Fire Chief Steve Heath and inspectors from the State Fire Marshall's Office recently inspected the building Farnham is using for his towing business. In the inspection report under the heading Construction Type/Occupancy “the use of the facility at the time of the inspection was as a repair garage where cars and trucks were disassembled for parts and snowmobiles and other vehicles were disassembled.”
- The Planning Board was asked about the Buskey permit. Mardean explained that the Buskey business with its junkyard was in existence before the institution of the town's current Zoning Ordinances. The business is grandfathered and has a non-transferable permit exclusive to Buskey's.
- It was pointed out that the Planning Board can't waive what the Zoning Ordinance says.
- The Zoning Board of Adjustment has been created to be a Board of Appeals. The ZBA can grant a Special Exception or a Variance to allow for a business to be able to do what is prohibited by the Zoning Ordinance.

The Planning Board discussed with the applicant the remaining steps in the application process if the business were to be allowed:

- The Ashland Board of Selectmen needs to approve his application
- The ZBA needs to approve a Special Exception or Variance for his business to operate
- The State needs the approval of the local Board of Selectmen in order to approve a State license for his business
- DES needs to be involved in the process since the business is located near the Water Protection Zone.
- The State DOT needs to issue a license based on the Board of Selectmen approval.
- The safety issues detailed in the Fire Chief and Fire Marshall's Inspection Report would need to be resolved, but they are the responsibility of the property owner and not the tenant.

Mardean made the recommendation to continue the Public Hearing to the next Planning Board meeting on Wednesday, March 24, 2021 at 6:30 PM. Kathleen DeWolfe made a motion to continue the Public Hearing to Wednesday, March 24, 2021 at 6:30 PM. Paula Hancock seconded the motion. The motion passed on a 3-0 roll call vote. Mardean Badger closed the Public Hearing at 7:21 PM.

The Board discussed briefly upcoming issues that will come before the board.

NEXT MEETING

The next meeting of the Ashland Planning Board will be Wednesday, March 24, 2021 at 6:30 PM.

ADJOURNMENT

Kathleen DeWolfe made a motion to adjourn. The motion was seconded. The motion passed. The meeting adjourned at 7:36 PM.

Minutes submitted by Paula Hancock