

**Ashland Planning Board  
Approved Meeting Minutes  
Wednesday, June 23, 2021**

CALL TO ORDER: Mardean Badger, Chair of the Board, called the meeting to order at 6:33 PM

MEMBERS PRESENT: Mardean Badger, Andy Fitch, Kathleen DeWolfe, Paula Hancock

OTHERS PRESENT: Gary Bergeron, Jane Sawyer, Stephen and Robin Heid

DISPOSITION OF MINUTES

The Board reviewed the Site Walk minutes from the Site Walk taken by the Planning Board at 4 PM on Wednesday, June 2, 2021. The Board also reviewed the minutes from the scheduled Planning Board Meeting on Wednesday, June 2, 2021, at 6:30 PM. Kathleen DeWolfe made a motion to accept both sets of minutes from the Site Walk and the regular meeting minutes as amended. Andy seconded the motion. Roll call vote 4-0.

INFORMAL CONSULTATION WITH GARY BERGERON FOR 35 MILL POND LANE (T/M/L 003-002-009)

Mr. Gary Bergeron met with the Planning Board for an Informal Consultation about property at 35 Mill Pond Lane (T/M/L 003-002-009). The 26-acre property is in two zones (primarily Commercial, plus rural Residential), is adjacent to Mill Pond, and is partial wetlands. Mr. Bergeron's plans include constructing a family residence, plus accessory buildings, corrals and fields for housing and care of rescue animals and breeding stock. Mr. Bergeron noted several issues that he will be dealing with, including environmental cleanup (underground tanks, rusted barrels, etc.), location of septic system, access from Mill Pond Lane, best management practices for agriculture (organic and eco-friendly practices), protection of wetlands and pond/river shoreline, etc. The Planning Board stressed the need for a professional survey of the property, to delineate wetlands, useable acreage, and boundaries. The Board discussed with him the procedures for him to complete for his proposed use of the property. The Planning Board felt that this use of the property would be of a non-commercial nature. According to Section 3.6a of the Zoning Ordinance, the keeping of farm animals for non-commercial purposes in the Commercial Zone on property greater than 2 acres would be permitted. The Planning Board will get a legal opinion on whether the language of Section 3/6a of the Zoning Ordinance overrides the need for any ZBA approval of agricultural uses in the Commercial Zone (Section 2.2a).

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

Stephen and Robin Heid met with the Planning Board for an Informal Consultation to present their proposal for their property at 299 River Street (T/M/L 011-009-001). Their plan is to demolish the two central cottages and replace them with a 2-story house, re-orient parking behind the structures, re-landscape the area in front of the buildings, upgrade the older cottages. The new house will not encroach on any of the property setbacks and does not increase the non-conformity of the lot. The Heids have submitted their plans to NH DES for appropriate approvals for the project and are working with the Building Inspector/Code Enforcement Officer for applicable permits. The Board discusses with them the procedures for them to complete their proposal for the property. The Heids intend to use the property for both family and rental, so the Planning Board encouraged them to work closely with Steve Heath for all required life safety provisions in the old and the new structures. At this time, the Planning Board felt that there was no action required by the Planning Board for the project to move

forward.

#### CASE 2019-10 ASHLAND HISTORICAL SOCIETY REQUEST FOR A 90 DAY EXTENSION

Jane Sawyer met with the Planning Board to request a 90-day extension to obtain a new lease from the State of NH. The new lease will enable the Ashland Historical Society to complete the extension of the platform, onto state property, at the Ashland railroad station. The AHS is having difficulty obtaining insurance coverage as required by the State of NH. Therefore, the AHS has been unable to re-submit the lease to the state for consideration by the Executive Council. Andy Fitch made a motion: To approve an extension for 90 days by which time the Ashland Historical Society needs to show substantial change regarding the new lease. If the Historical Society is unable to show substantial change in the situation in September, the Planning Board will take no longer continue (extend) the open case. Kathleen DeWolfe seconded the motion. Roll call vote 4-0.

#### PLANNING BOARD UPDATES

Mardean advised the Board that the Cease-and-Desist Order for the Farnham Towing/Recovery has been submitted to the Town legal counsel.

#### ADJOURNMENT

Mardean Badger made a motion to adjourn. The motion was seconded. The meeting adjourned at 7:50 PM.

*Minutes submitted by Paula Hancock*