

**Ashland Planning Board  
Approved Meeting Minutes  
Wednesday, January 26, 2022**

CALL TO ORDER: Mardean Badger, Chair of the Board, called the meeting to order at 6:30 PM

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

OTHERS PRESENT: Todd and Katrina Randlett

PUBLIC HEARING #2 ZONING ORDINANCE AMENDMENT SECTION 4.6,  
RECREATIONAL CAMPING PARKS

Mardean Badger opened the Public Hearing #2 at 6:30 PM relative to a Zoning Ordinance Amendment Section 4.6, Recreational Camping Parks. The Planning Board reviewed the wording of Zoning Ordinance Amendment, Section 4.6, Recreational Camping Parks. The primary change is the addition of a statement, i.e., “4.6a A “recreational camping park” is governed by NH RSA Chapter 216-I, whose terms are incorporated herein.” The new wording of the ordinance will be written as a new warrant article and voted on at the 2022 Town Meeting. Mardean Badger closed the Public Hearing at 6:45 PM. After review, Andy Fitch made a motion: To approve the warrant article as amended. Kathleen DeWolfe seconded the motion. The motion passed on a 4-0 roll call vote.

APPLICATION #2022-01 FOR WAIVER OF SITE PLAN REVIEW TODD RANDETT  
TRUCKING LLC AND SEPTIC SOLUTIONS 384 MAIN STREET (T/M/L 005-002-001)

Todd Randlett and Katrina Randlett met with the Planning Board to explain to the Board the extent of his businesses at 384 Main Street (T/M/L 005-002-001) in the industrial zone. Mr. Randlett explained that he recently purchased the property at 384 Main Street for his Trucking LLC and Septic Solutions businesses which include a septic business, a dumpster collection business, plowing, as well as a porta-potty business. The topics which were discussed included parking restrictions along a state road, proper disposal of substances in the wellhead protection area, life safety inspection, and Mr. Randlett’s plans for improving the site entrance and the building. At the conclusion of the discussion, Kathleen DeWolfe made the following motion: To approve the Application for a Waiver of the Site Plan Review for Todd Randlett Trucking LLC and Septic Solutions. Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote.

MASTER PLAN DISCUSSION

The Board discussed briefly the Master Plan, in reaction to a recent communication asking for support for hydro-electric power and net-metering. It was noted that the Master Plan addresses various forms of energy, in *Chapter 6: Community Facilities* and *Chapter 7: Utilities and Public Service*. Future revisions of relevant chapters in the Master Plan will continue to include references to all appropriate forms of energy.

WOODMILL VILLAGE

The Chair explained that the Board will be exploring the process of revoking a subdivision

approval from about 1987/1988. There has been no apparent development of the property and the ownership of the property and the potential condominium sites are now split among at least three different entities. In addition, the piece of land that was designated as green space was separately conveyed to another owner. The Planning Board will likely require some legal assistance in pursuing the revocation due to its complex history. The Board will be updated as the process continues.

#### ADJOURNMENT

Mardean Badger made a motion to adjourn. The motion passed. The meeting adjourned at 7:15 PM. The next Planning Board meeting will be Wednesday, February 2, 2022, at 6 Collins Street at 6:30 PM.

*Minutes submitted by Paula Hancock*