

**Ashland Planning Board  
Amended Meeting Minutes  
Wednesday, April 6, 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, Paula Hancock, Andy Fitch (by phone)

OTHERS PRESENT: Jane Sawyer, Brita Stevens, Brockton Yahn, Bob Baker, Tony Randall (Surveyor, agent for Sawyer Trust), Chuck Joy (co-owner of 50 Winter Street)

SUBDIVISION APPLICATION FOR 319 HIGHLAND STREET, NEW LOT FROM TML 012-001-003 SAWYER FAMILY TRUST

Kathleen DeWolfe made a motion to accept the Subdivision Application for a New Lot from TML 012-001-003 as complete. Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote.

PUBLIC HEARING ON SUBDIVISION OF NEW LOT FROM TML 012-001-003 LOCATED AT 319 HIGHLAND STREET, SAWYER FAMILY TRUST

Tony Randall, surveyor, and agent for the Sawyer Family Trust met with the Planning Board to explain a subdivision of a portion of the Sawyer Family Trust property (TML 012-001-003) at 319 Highland Street. The proposal is to subdivide a 2.28-acre lot from a larger 19.5-acre lot on the corner of Highland Street and MacDonald Farm Road. Tony Randall had submitted a complete Subdivision Application and a Test Pit Log showing the various soil types on the subdivided lot. The site plan also indicates areas of wetlands, a potential location of a septic system and a well, and a proposed driveway from Highland Street.

One access point to the lot could be off Highland Street by means of a wetland crossing onto the lot, if approved by NH DES. The other access point to the lot could be off MacDonald Farm Road. The Planning Board agreed with the applicant and surveyor that the better choice for the driveway access would be from MacDonald Farm Road. Since MacDonald Farm Road is a Class VI discontinued road, the BOS will need to approve the MacDonald Farm Road access to the lot.

Subsequent to this Planning Board meeting, the applicants, the surveyor and the Planning Board will request to meet with the Board of Selectmen on Monday, April 18, 2022. At that meeting, the Planning Board and Board of Selectmen will discuss this subdivision and seek approval of access from MacDonald Farm Road.

Kathleen DeWolfe made the following motion: To conditionally approve this Subdivision pending the Board of Selectmen (BOS) approval of the use of MacDonald Farm Road for access to the lot, as well as State subdivision approval. Mardean Badger seconded the motion. The

motion passed on a 4-0 roll call vote.

Mardean Badger made a motion to continue this case to the Planning Board's Wednesday, April 27, 2022, meeting at 6:30 PM at 6 Collins Street. Kathleen DeWolfe seconded the motion. The motion passed on a 4-0 roll call vote.

#### INFORMAL CONSULTATION WITH CHUCK JOY CO-OWNER OF 50 WINTER STREET (T/M/L 018-001-010)

Chuck Joy, co-owner with David Page of 50 Winter Street (T/M/L 018-001-010) met with the Planning Board for an informal consultation relative to his proposed use of a building on the property at 50 Winter Street. He proposes to rent out office space in the portion of the rear building which had previously been used for office space. He does not plan any expansion of the building or its footprint. The Planning Board advised that he fill out a Waiver of Site Plan Review, since this use is consistent with its previous use. Mr. Joy also said he has a draft survey of the entire property and will provide the town with a copy when it is completed.

#### DISPOSITION OF MINUTES

The Board reviewed the minutes of their Wednesday, March 23, 2022, Planning Board meeting. Kathleen DeWolfe made a motion to accept the minutes of their Wednesday, March 23, 2022, minutes as presented. Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote.

#### RULES OF PROCEDURE

The Planning Board reviewed the amended Rules of Procedure. Kathleen DeWolfe made a motion to accept the amended Rules of Procedure. Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote.

#### ADJOURNMENT

Mardean Badger made a motion to adjourn. The motion was seconded. The motion passed on a 4-0 roll call vote. The meeting adjourned at 7:40 PM. The next Planning Board meeting will be Wednesday, April 27, 2022, at 6:30 PM at 6 Collins Street.

*Minutes submitted by Paula Hancock*