

**Ashland Planning Board  
Amended Meeting Minutes  
Wednesday, August 3, 2022**

CALL TO ORDER: Mardean Badger called the meeting to order at 6:30 PM.

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

OTHERS PRESENT:

**For the Mill Pond / Lakes Region Community Developers project -- informational consultation**

- Kevin Leonard (Northpoint Engineering)
- Bonnie Bethune
- Carmen Lorentz, Executive Director of Lakes Region Community Developers (LRCD)
- Sal Steven-Hubbard
- Frank McClain, Executive Director of Habitat for Humanity
- Benoit Lamontagne, representative for the State Business and Economic Development
- Tom & Lori Samyn

**For EHFAR/NHNY -- Informational consultation**

- Barry Gaw, developer of Leavitt Hill development and NHNY Marina Project
- John Thomas & Jana Flores-Jon

**OTHERS**

- Christopher Buskey, new owner of Buskey's and Rego's Auto LLC
- Jacob Rego, new owner of Buskey's and Rego's Auto LLC

**INFORMAL CONSULTATION WITH LAKES REGION COMMUNITY DEVELOPERS FOR 35 MILL POND LANE PROJECT (T/M/L 003-002-009)**

The Planning Board met with the representatives from the Lakes Region Community Developers for an Informal Consultation relative to a proposal to develop the property at 35 Mill Pond Lane (T/M/L 003-002-009). Kevin Leonard, representing Northpoint Engineering shared the preliminary property surveys and explained the project:

- 35 Mill Pond Lane property can be accessed off Winter Street via Mill Pond Lane; it is a 28.27-acre property; 35 Mill Pond Lane property is the former Paper Mill property.
- The proposed development would have 60 single family apartments, 24 elderly apartments, and 4 Habitat for Humanity single family homes.
- The project will be built in 3 phases – (Phase 1) 60 individual family workforce apartments, with 1 to 3 bedrooms (5 handicapped accessible); (Phase 2) 24 elderly apartments; (Phase 3) four Habitat for Humanity homes. With first funding this fall, the first phase would start Summer 2023, with 24 units the following year.
- Laundry facilities would be available to all residents; the laundry facilities would be installed in a separate community building on the property
- The elderly units may need to be accessed through a wetlands area on the property
- DES will be consulted relative to all wetland issues and shoreline protection permits on the property
- Lakes Region Community Developers is in the midst of a property cleanup; this will need to be completed before further development of the property can commence
- The property is located just beyond the present Ashland ballfield. The Mill Pond property owners have an easement that runs across the town ballfield from Main Street through the

- present gazebo and ice rink to the Mill Pond property.
- There are railroad tracks that encroach on the Mill Pond property at two separate points
- Each of the individual workforce apartment units will be 800-1,000 square feet in size, 1-3 bedrooms; this meets the minimum square footage requirement of 750 square feet per unit.
- The elderly apartments will be 1-bedroom apartments, maybe less than 750 square feet.
- A discussion with the Ashland Selectboard is advised regarding the issue of town road vs. private road.
- The Habitat for Humanity houses and the single-family workforce apartments may include some families with children. These children will impact the local school system and social services.
- Currently, the Mill Pond Lane property has at least four private residences abutting the property.
- Lakes Region Community Developers will be consulting with the Water and Sewer Department, Electric Department, Craig Moore, Public Work Department (relative to a driveway permit); Steve Heath, Fire Chief will be consulted (relative to life and safety issues as well as adequate access to the property for emergency vehicles)
- Habitat for Humanity will hold the mortgages for the Habitat for Humanity units; Lakes Region Community Developers will hold the mortgages for their units
- Sources of Funding for Lakes Region Community Developers: CBDG, Invest NH, NH Housing Authority application. Some funding sources may entail a presentation to the Ashland Selectboard for their possible endorsement.
- Beno Lamontagne during the public comment portion of the informal consultation advised that applications for State/Federal Funding Program for Workforce Housing need to be submitted to the State by September 1, 2022, for possible funding for this project.

The Planning Board made the following recommendations:

- Lakes Region Community Developers need to emphasize in their forthcoming presentations to be clear as to the sources of all their funding
- Address local residential concerns relative to the project
- Address the issue of property taxes/local taxes coming from this project -- elderly apartments as well as the workforce apartments; the impact on the local social services; impact on the local school system; the impact of additional property taxes to the Town of Ashland
- Submit applications to the ZBA relative to any variances the project might need.
- Work closely with all relevant town offices and departments, e.g., Electric Department, Water and Sewer Department, Public Works, Board of Selectmen, Town Manager.
- Lakes Region Community Developers will need to meet with the Ashland Selectboard relative to easements, endorsement of the project, discuss the ownership/management of all access roads to the property

#### INFORMAL CONSULTATION EHFAR AND NHNY MARINA PROJECT WITH BARRY GAW

The Planning Board held an informal consultation with Barry Gaw relative to his current plans for his EHFAR Leavitt Hill property as well as his NHNY Marina Project. Barry Gaw made the following proposal and made the following points:

- Current phase of the Leavitt Hill Project has been substantially completed, but not all are built out. The Attorney General has added four housing sites to this phase and there are 4 other possible sites above the ridge.
- Another phase may include possible triplexes, some single homes, smaller property sites, and with access to the waterfront. It is laid out for 44 sites.

The Planning Board noted that it needs an updated survey plan of the Phase 1 properties, reflecting all changed site boundaries. The Board also noted that the Phase 2 development will require a new site plan application and process.

Barry Gaw discussed a separate project relative to the NHNY Marina Project. Barry Gaw made the following points:

- The present marina building will be redesigned, to include such features as market with beer and wine sales, clubhouse for the boat club on the roof level, year-round fitness center etc. Two levels of residential (6 units) might be added above the marina building. A rail shed may be turned into a single-family home.
- Present marina service and boat maintenance operations and trailer storage will be moved out of the clubhouse area and consolidated up the hill in the first dry stack area.
- A smaller building on the marina property could be converted to a couple apartments.

Barry Gaw will need to meet with the Planning Board and present a site plan application relative to development of the marina proposal/plan, as well as the ZBA.

Barry Gaw then shared a proposed re-design of the Ashland beach area, channel, parking areas and road. The Planning Board noted some issues with any redesign of the beach area and stated that any discussion of this proposal needs to be with the Board of Selectmen, the Town Manager, and NHDES.

#### DISPOSITION OF MINUTES

The Planning Board reviewed the minutes from their Wednesday, July 6, 2022, meeting. Kathleen DeWolfe made a motion to accept the minutes as presented. Andy Fitch seconded the motion. The motion passed unanimously on a 4-0 roll call vote.

#### UPDATES

- The changes to HB 1661 will be reviewed/discussed in more detail at our Wednesday, August 24, 2022, meeting
- The former Buskey property has changed ownership; its new business name is Buskey's and Rego's Auto LLC. The new owners have submitted a Waiver of a Site Plan Review; the application will be put on the agenda for the Wednesday, August 24, 2022, Planning Board meeting. The change of ownership will also require an application for a new state inspection site license by the new ownership
- A webinar relative to the changes to HB 1661 has been scheduled for Wednesday, August 10, 2022, from 12-1.

#### ADJOURNMENT

Kathleen DeWolfe made a motion to adjourn. Andy Fitch seconded the motion. The meeting adjourned at 8:15 PM. The next Planning Board meeting will be Wednesday, August 24, 2022, at 6:30 PM at 6 Collins Street.

*Minutes submitted by Paula Hancock*