

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, October 12, 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, and Paula Hancock

OTHERS PRESENT: Kevin Leonard, Northpoint Engineering LLC
Sal Steven-Hubbard, Lakes Region Community Developers

INFORMAL CONSULTATION WITH REPRESENTATIVES OF MILL POND LANE REDEVELOPMENT

The Board met with Kevin Leonard of Northpoint Engineering LLC and Sal Steven-Hubbard of the Lakes Region Community Developers for an Informal Consultation. They had questions and concerns relative to the Mill Pond Lane Redevelopment Project. The following concerns were identified for further discussion:

- The resolution of easement issues between the abutting property owners of the Mill Pond Lane Redevelopment Project and the Town of Ashland
 - The developers may include the easement across the ballfield as a paved access road to the Mill Pond development.
 - The Town use of the easement by the July 4th vendors, the electrical line for their food trucks, the Skating Rink and Gazebo must be resolved.
- The developers will obtain the proper DES permits to access the property across a small wetlands area at the edge of the Mill Pond Lane property.
- To resolve with the town the proper classification and ownership of the access roads (Mill Pond Lane and the easement to the property) including road maintenance and plowing in season
- The developers will need to come before the ZBA to obtain a variance on the size of the senior apartments to less than the minimum 750 square feet per apartment.
- To discuss subdivision of the Habitat for Humanity development and the senior housing development from the larger parcel
- To discuss in more detail the services for the three to four private residences along the access road (Mill Pond Lane) to the property
- To explain how this project will bring young families to the community, will add property taxes and rental taxes as well as infuse disposable income to the local businesses and back into the local economy
- To bring together all department heads to bring all information relative to this development for the developer's and town's attention.
- To bring together all departments and other interested parties to discuss in more detail the benefits of this project to the revenue and diversified demographics of this project

Kevin Leonard explained that he has had some contact with the Fire Chief and the Water and Sewer Superintendent. Mr. Leonard and Ms. Steven-Hubbard have also attempted to facilitate communication with other department heads and relevant town officials, but they have had little response. The engineer, the developers and the Planning Board all agreed that communication is key to identify, discuss and resolve issues before a final viable proposal is presented. The Planning Board agreed that discussion between all the parties is crucial throughout this process;

they encourage all town government parties to work together.

DISPOSITION OF MINUTES

The Board reviewed the minutes of their Wednesday, September 28, 2022, meeting. Kathleen made a motion to accept the minutes of Wednesday, September 28, 2022, as amended. Mardean seconded the motion. The motion passed on a 3-0 roll call vote in the affirmative.

JON KWIATKOWSKI HIGHLIFE COMPANY UPDATE

Mike Kimball, Access and Utilities Technician of NHDOT District 3, contacted our Land Use Assistant, Susan MacLeod, to express NHDOT concerns about the Jon Kwiatkowski High Life Company construction plans for the corner of Winter and Main Streets. The DOT concerns were as follows:

- When the abutters list was compiled by the applicant for this property, NHDOT, who is a legal abutter of the property, was not included in the abutters list. Therefore, NHDOT did not have the opportunity to comment on the project.
- There is a 33' NHDOT right of way from the middle of Main Street (Route 3) toward the front of the property. This 33' right of way is not included in the submitted Site Plan. The DOT is concerned that the front of the planned building will be right at the edge of the 33' right of way.
- NHDOT has concerns about the line of sight at the corner of Winter and Main Street.
- The deletion of NHDOT from the abutters list along with the 33' NHDOT right of way could be grounds for objecting to this project. If NHDOT decides to object to this project, it might mean that both the Ashland ZBA and Ashland Planning Board will need to reopen this case and reexamine their decision.

2023 PLANNING BOARD MEETING SCHEDULE

The Board briefly reviewed the 2023 Planning Board Meeting Schedule. Mardean will post the 2023 schedule at the Post Office and on the town website.

FEMA FLOOD PLAIN ZONING ORDINANCE LANGUAGE CHANGES

Mardean Badger advised the Board that the NH Office of Planning and Development has reviewed the Flood Plain portion of the Zoning Ordinance and the Subdivision Regulations. They have suggested some wording changes to comply with the National Flood Insurance Program. The Planning Board will need to create a warrant article to be presented to the voters at Town Meeting approving these changes in wording and language. The Planning Board will need to post the notice of the first Public Hearing by January 6 to take place no later than January 16. If a second Public Hearing is needed, it needs to be scheduled by January 30, 2023. The Planning Board will review the new Zoning Ordinance wording at their Wednesday, October 26, 2022, scheduled meeting. The adoption of the new FEMA Flood Plain maps will be reviewed and approved at a later date.

ADJOURNMENT

Mardean Badger made a motion to adjourn. Kathleen DeWolfe seconded the motion. The motion passed. The meeting adjourned at 9:20 PM. The next meeting will be Wednesday, October 25, 2022, at 6:30 PM at 6 Collins Street.

Minutes submitted by Paula Hancock