

**Ashland Planning Board
Draft Meeting Minutes
Wednesday, November 2, 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

OTHERS PRESENT: Ann Margaret Hodkinson, Michael Farrell

HOME OCCUPATION APPLICATION

The Board reviewed a Home Occupation Application submitted by Ann Margaret Hodkinson and Michael Farrell to open a home bakery at 21 Spring Street, Ashland (T/M/L 109-140-000-000-0000) in the residential zone. The new bakery will be called Mitchell Chocolates and Christmas Rose Bakery. The business will offer muffins, cookies, candy, chocolates, donuts, pies, cakes, bread, fudge; foods that do not require refrigeration according to the NH Cottage/Homestead Food laws. The bakery will be open Monday-Friday 9-3 and Saturday, 9-5. There are two off street parking spaces on Spring Street allocated for the business. There are separate parking spaces for the residents on Prospect Street. The business will allow customers to pick-up bakery items. At some point the owners would like to include a delivery service as part of the business.

Kathleen DeWolfe made a motion to accept the Home Occupation Application as complete. Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote in the affirmative. Kathleen DeWolfe made a motion to approve the Home Occupation Application for Ann Margaret Hodkinson and Michael Farrell for their bakery business. Paula Hancock seconded the motion. The motion passed on a 4-0 roll call vote in the affirmative.

DISPOSITION OF MINUTES

The Board reviewed the minutes from their Wednesday, October 26, 2022, meeting. Kathleen DeWolfe made a motion to accept the minutes of Wednesday, October 26, 2022, as amended. Andy seconded the motion. The motion passed on a 4-0 roll call vote.

FLOODPLAIN REGULATIONS AMENDMENT

Susan MacLeod, Land Use Assistant, is putting together the warrant article for the proposed changes to the Floodplain Regulations in the Zoning Ordinance.

HIGH LIFE BUILDING COMPANY INC. UPDATE

Mardean Badger advised the Board that on Thursday, October 27, 2022, a packet of information outlining the changes requested to his revised construction plans by both NHDOT and the Planning Board was sent to ~~to~~ Mr. Kwiatkowski by certified and return receipt mail. If the packet of information has not been picked up and signed for by Friday, November 11, 2022, the packet will be returned to the Planning Board.

Mardean advised that the fence surrounding the construction site also surrounds and obstructs the view of the speed limit sign as well as a “caution blind person” sign. Mardean will email all department heads about this issue.

LAKES REGION COMMUNITY DEVELOPERS UPDATE

Mardean has written a letter to the town department heads recommending that the department heads meet with Lakes Region Community Developers to discuss any potential issues relative to the Mill Pond Project.

ADJOURNMENT

Mardean made a motion to adjourn. Andy seconded the motion. The motion passed. The meeting adjourned at 7:30 PM. The next meeting will be Wednesday, December 7, 2022, at 6:30 PM at 6 Collins Street.

Minutes submitted by Paula Hancock

DRAFT