

**Ashland Zoning Board of Adjustment
Meeting Minutes
Thursday, October 13, 2022**

CALL TO ORDER: Charlie Bozzello called the meeting to order at 6:30 PM

MEMBERS PRESENT: Charlie Bozzello, Mardean Badger, Alan Cilley, (alternate)

OTHERS PRESENT: Paula Hancock

DISPOSITION OF MINUTES

The Board briefly reviewed the minutes from their March 10, 2022, meeting. Mardean Badger made a motion to approve the minutes as amended. Charlie Bozzello seconded the motion. The motion passed on a 3-0 roll call vote in the affirmative.

RULES OF PROCEDURE

The ZBA Board briefly reviewed the edited Rules of Procedure for the Zoning Board of Adjustment. The ZBA will need to approve the changes in the law relative to land use boards Rules of Procedure.

Other items discussed included:

- The ZBA needs to approve the recent changes in the law relative to land use boards Rules of Procedure.
- The chair of the ZBA **will** meet with Susan MacLeod, Land Use Assistant, to review the Rules of Procedure specific to the ZBA regulations so that they will reflect the changes in the law that pertain to land use boards.
- The chair **will** contact Susan MacLeod several days before a scheduled ZBA meeting to inquire about any applications that may have been received and any other pertinent information or issues that may need further discussion by the full ZBA board. The chair **will** work with Susan MacLeod to create a monthly agenda to send out to ZBA board members in advance of the scheduled ZBA meeting.
- Susan MacLeod **is available** as an additional resource for information and research relative to any issues that come before the full ZBA board

JON KWIATKOWSKI HIGHLIFE COMPANY UPDATE

Mike Kimball of NHDOT contacted our Land Use Assistant, Susan MacLeod, to express NHDOT concerns about the Jon Kwiatkowski High Life Company property. **Mr. Kimball's** concerns were as follows:

- When the abutters list was compiled for this property NHDOT, who is a legal abutter of the property, was not included in the abutters list. NHDOT was not notified about this project which is the fault of the applicant.
- There is a 33' NHDOT right of way from the middle of Main Street (Rte. 3) 33' toward the property. This 33' right of way is not included in the submitted Site Plan. The property owner is not able to do any development within the 33' right of way.
- 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 would mean that both the Ashland ZBA and Ashland Planning Board will need to reopen this case and reexamine their decision.
- If at some point in the future the State of NH decides to widen Main Street (Rte. 3) in order to

include the 33 right of way that NHDOT owns as an easement, it would put the front of the building on the very edge of Main Street and too close to the road.

- NHDOT has concerns about the line of sight at the corner of Winter and Main Street.

ADJOURNMENT

Charlie Bozzello made a motion to adjourn. Mardean Badger seconded the motion. The motion passed on a 3-0 roll call vote in the affirmative. The meeting adjourned at 8:45 PM.

Minutes submitted by Paula Hancock

DRAFT