

**Ashland Planning Board  
Meeting Minutes  
Wednesday, April 26, 2023**

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

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

MEMBER ABSENT: Kendall Hughes

OTHERS PRESENT: Michael O'Hara, Sarah Ballou, Cody Ballou

DISPOSITION OF MINUTES

The Board reviewed the minutes of their Wednesday, April 5, 2023, meeting. Kathleen DeWolfe made a motion to accept the minutes as amended. Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote.

INFORMAL CONSULTATION RELATIVE TO A LOT LINE ADJUSTMENT TO THE MICHAEL O'HARA PROPERTY

Michael O'Hara met with the Planning Board to discuss the proper process and procedure to obtain a lot line adjustment between two contiguous pieces of property owned by Michael O'Hara. The Planning Board made the following recommendations:

- The property needs a complete and current survey of the entire pieces of property.
- The owner needs to obtain a lot line adjustment; the application for the lot line adjustment can be found on the town website.
- Indicate on the survey of the property what specific changes are being proposed.

MOTION TO REFER ENFORCEMENT ISSUE TO THE TOWN MANAGER

Andy Fitch submitted the following motion to the Planning Board for its review and consideration. Kathleen DeWolfe made the following motion: **That the Planning Board request that the Town Manager arrange for an inspection of the property owned by Squam River Hydro, LLC and occupied by Farnham's Towing and Recovery, 6 Mill Street in Ashland, NH by the Fire Chief and any other agencies that he deems necessary to determine if all State, Federal and local regulations as well as the conditions set forth by the planning board in their notice of decision (dated March 26, 2021) have been followed.** Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote in the affirmative. Mardean Badger as Chair of the Planning Board signed the motion.

REVIEW OF THE SITE PLAN REVIEW REGULATIONS

The Board reviewed *Article 1* of the Site Plan Review Regulations. At the conclusion of the discussion, it was felt that there were no changes in the Article 1 section of the regulations. The Board decided that the Board would review and discuss in more detail *Article 2: Standards* at their next scheduled meeting on Wednesday, May 3, 2023. At future meetings the Board will discuss the Site Plan Review Checklist, as well as the Site Plan Review Application form. It was felt that the Planning Board needs to request an as-built plan from all developers and builders as part of the conditions set forth for proposed projects.

OTHER BUSINESS

Andy Fitch explained that the Selectboard is reviewing the town ordinance that pertains to firearms and fireworks and has decided that new ordinances need to be written (separating the two issues). Andy

asked the Planning Board if it could assist in verifying the area and description of the “compact zone” that is mentioned in the current town ordinance. The Planning Board will help with the matter. It was also noted that this ordinance and others that use owners’ names to identify lots should be updated – current T/M/L numbers and/or street names should be used to delineate specific areas.

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 7:45 PM. The next Planning Board meeting is scheduled for Wednesday, May 3, 2023, at 6:30 PM at 6 Collins Street.

*Submitted by Paula Hancock*