

**Ashland Planning Board
Meeting Minutes
Wednesday, August 2, 2023**

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

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

OTHER MEMBERS: Kendall Hughes, excused.

OTHERS PRESENT: Devon Thibeault
Linda Barnes
Don Latulippe

Mardean Badger appointed Frank Stevens, alternate, to be a voting member of the Board for this meeting.

Andy Fitch recused himself from the issue of the Donald Latulippe's Renewal of Excavation Permit for the property at (T/M/L 202-076 and 202-075).

DONALD LATULIPPE, RENEWAL OF EXCAVATION PERMIT (T/M/L 202-075)

Don Latulippe came before the Ashland Planning Board for a renewal of his Excavation Permit for (T/M/L, 202-075). The following points were made:

- The original Excavation Permit was approved by the Planning Board on June 22, 1995. At that time the proposal was for a phase 1 of the original proposed project. The proposed project did not go past the original phase 1. No bond was requested or required in 1995.
- The Excavation Permit was renewed on October 10, 2018.
- The property is the same property as on October 10, 2018.
- The property excavation is still in phase 1.
- The sandpit is for ~~my~~ personal use, primarily as a borrow pit (materials moved in and out as part of projects at other sites). Limited materials are brought to the sandpit to sell. The other areas of the property are fill. There are two reclamation areas.
- The current Ashland's Commercial Earth Excavation Regulations were approved in 2021, since the Latulippe renewal on October 10, 2018.
- The property has been used as an existing sandpit since its purchase prior to 1979. It will continue to be used as a sandpit going forward.
- The new expanded property 202-076 may be combined with 202-075, but not at this time.
- Mardean advised the applicant that the portion of the property designated as 202-075 is mislabeled as 202-076 on the present Site Plan.
- Mr. Latulippe will have the surveyed plan corrected and the revised Site Plan will be sent to the Planning Board upon completion.

Kathleen DeWolfe made a motion to renew Don Latulippe's Excavation Permit for lot 202-075. Frank Stevens seconded the motion. The motion passed on a 4 yes (Mardean, Frank, Kathleen and Paula yes) 0 no votes and 1 abstention (Andy Fitch) roll call vote.

Andy Fitch rejoined the Planning Board meeting at 6:40 PM.

INFORMAL CONSULTATION WITH LINDA BARNES AND DEVON THIBEAULT, SQUAM RIVER AMERICAN NORTHERN INUITS BREEDING, 49 THOMPSON STREET (T/M/L 109-142)

The Ashland Planning Board had an informal consultation with Linda Barnes and Devon Thibeault relative to a proposal to create a small-scale breeding business called Squam River American Northern Inuits Breeding LLC to breed Inuit breed dogs. The following points were made:

- The business will be a small-scale dog breeding business that will breed strictly the Inuit breed.
- The dogs will reside inside the residence.
- The second floor of the existing barn will be converted into a dog playroom.
- The dogs will be pets that will be raised to be bred.
- The dogs will be bred for pedigree and temperament.
- A 50' x 60' fenced-in area will be created with electric fencing.
- The surrounding neighbors are aware of the present proposal and have expressed no reservations to the applicants about the proposal.
- The business will be considered a pet vendor business, by state definition.
- The business, at the maximum, will consist of 2 stud males and 5 females.
- All State RSAs are being adhered to as well as all AKC guidelines.
- The business is located in the Village Residential Zone.

The Planning Board made the following suggestions:

- The business would be considered a home occupation.
- No Site Plan is required for a home occupation.
- When submitting the Home Occupation application, include the size of the property, the size of the fenced in area, and a summary of the home occupation.

UPDATES

The Board briefly discussed the applicability of land use regulations to a municipal use of municipal property. NH RSA 674:54 allows the planning board to issue nonbinding written comments on the governmental use of municipal property. Board members asked if an amendment to the zoning ordinance can be made to require municipal building projects to adhere to local land use regulations. The Board Chair will research that issue.

The Board Chair clarified that all proposed amendments – including those proposed by petition -- to the Zoning Ordinance require public hearings before being placed on the town warrant.

APPLICATION FOR WAIVER OF SITE PLAN

The Board briefly reviewed the current Application for Waiver of Site Plan -- the short form. The Planning Board made the following points:

- The application needs to be clear as to the name, address, contact information of the business.
- The application needs to be clear on the name and address and contact information of the property owner, the new tenant, the applicant.
- That the applicant makes clear the reasons for the waiver.
- That the applicant makes clear his/her proposal for the property or change of tenant.

- If there is a change of use, the applicant needs to explain what the new specific business does.
- The business needs to be clear as to the signage and/or advertising.
- The applicant needs to explain any outdoor lighting for the business.
- The applicant needs to explain their plans for snow removal around their property or business.
- The Application for Waiver of Site Plan might be changed to Minor Site Plan Review, or Simplified Site Plan Review.

The Board reviewed situations that might trigger a full, formal site plan review, rather than the abbreviated waiver form:

- If the applicant comes before the Board requesting additional parking for their business.
- If the business causes increased traffic.
- If the business space moves from office space to retail space.
- If there are business hours for the business.
- The proposed business leads to increased noise.
- The applicant needs to explain any changes in the topography of the property.

DISPOSITION OF MINUTES

The Board reviewed the minutes of the Wednesday, July 12, 2023, meeting. Kathleen DeWolfe made a motion to approve the Wednesday, July 12, 2023, minutes.

Andy seconded the motion. The motion passed on a 5 yes (Kathleen, Mardean, Andy, Paula, Frank yes) 0 no roll call vote.

The Board tabled the minutes of the Wednesday, July 26, 2023, minutes for this meeting. The Board will review these minutes at their next scheduled meeting.

UPDATE

The Board briefly discussed the Informal Consultation (T/M/L 214-015) West Street Conceptual Plan that was presented to the Board at the Board's Wednesday, July 26, 2023, meeting. The Board will revisit and review the information presented at the July 26, 2023, meeting at their next scheduled meeting.

ADJOURNMENT

Mardean Badger made a motion to adjourn. The motion was seconded. The motion passed. The meeting adjourned at 8:05 PM. The next meeting will be Wednesday, August 23, 2023, at 6:30 PM at 6 Collins Street.

Minutes submitted by Paula Hancock