

**Ashland Planning Board  
Amended Meeting Minutes  
January 24, 2024**

**CALL TO ORDER** Mardean Badger, chair o f the Board, called the meeting to order At 6:30 PM.

**MEMBERS PRESENT** Mardean Badger, Kathleen DeWolfe, Andy Fitch, Kendall Hughes

**OTHERS PRESENT** Devon Thibeault and Linda Barnes  
Steve and Colleen Raposa

**DISPOSITION OF MINUTES**

Review of the January 3 and January 15 minutes was tabled to the next meeting.

**PUBLIC HEARING #2 FOR WARRANT ARTICLES – AMENDMENTS TO THE BUILDING REGULATIONS AND AMENDMENTS TO THE ZONING ORDINANCE**

The Board reviewed the proposed amendments to the Building Regulations and to the Zoning Ordinance. There were no questions from anyone present at the meeting. The amendments will appear on the 2024 warrant and ballot.

**HOME OCCUPATION APPLICATION #2024-01– LINDA BARNES & DEVON THIBEAULT, 49 THOMPSON STREET, TML 109-042 – small-scale, home-based dog breeding**

After review of the Home Occupation application, a motion was made (DeWolfe) and seconded (Fitch) to accept the application as complete. The motion was approved unanimously, 4-0.

Ms. Barnes and Mr. Thibeault explained their application for a small-scale home-based dog breeding home occupation. They will be breeding American Northern Inuit dogs on a small scale (below the level that requires state licensing). The adult dogs will reside in the residence and the puppies will be in a playpen area in the basement with access to the outside. The outside area will be approximately 60' by 60', with the 6-foot chain link fence buried at the bottom. There will be a separate section within the fence for the puppies. The dogs will not be outside unless they are accompanied by an adult and the play areas inside and outside will be cleaned continuously. At their informal consultation on August 2, 2023, Ms. Barnes and Mr. Thibeault had shared additional information about their breeding ethics, including health-screening of the dogs and interviewing and background checks of potential clients.

One concern was expressed about the continuing renovation of the house and emergency access. The applicants explained that the goal is to have the outside fenced area completed by the summer. The inside puppy area opens direct to the outside fenced area. Emergency access to the front of the house will be cleared and the rest of the house should be completed by about November.

**A motion was made (DeWolfe) and seconded (Fitch) to approve the home occupation for a small-scale home-based dog breeding program for Linda Barnes and Devon Thibeault at 49 Thompson Street. The motion was approved unanimously, 4-0.**

**OTHER BUSINESS**

Steve and Colleen Raposa were present and noted that they were preparing their application for site plan modification, for a breakfast restaurant at 25 Main Street, TML 110-170. They spoke to the Planning Board on December 27, 2023, for an informal consultation.

**ADJOURNMENT**

The meeting was adjourned at 6:45 PM.

The next meeting will be Wednesday, February 7, 2024, at 6:30 PM at 6 Collins Street.

*Minutes submitted by Mardean Badger*