

**Ashland Planning Board
Amended Meeting Minutes
Wednesday, April 24, 2024**

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

MEMBERS PRESENT: Mardean Badger, Kathleen DeWolfe, Kendall Hughes, Paula Hancock, Frank Stevens (alternate), Meghan Semiao

DISPOSITION OF MINUTES

The Board reviewed the minutes of their Wednesday, April 10, 2024, meeting. Kathleen DeWolfe made a motion to approve the minutes of Wednesday, April 10, 2024, as written. Mardean seconded the motion. The motion passed on a 3 yes, (Badger, DeWolfe, Hancock) 0 no, 1 abstention (Hughes) roll call vote.

ANNOUNCEMENTS

Mardean distributed an article that appeared in the Record Enterprise in their Thursday, April 11, 2024, edition. The article was in reference to the Ox Bow area which overlaps a portion of Ashland, Holderness and Plymouth. The Ox Bow area in Ashland is comprised of 2 lots that abut the WMCC golf course and were previously owned by Lakes Region Golf Course. The lots located in Ashland measure 70 acres and 26 acres. Holderness has bought all the lots in the Ox Bow area and Squam Lake Conservation Society will hold the conservation easement to these lots. The Ox Bow Area has been renamed as the Pemi Ox Bow Reserve.

The Squam Lake Conservation Society is hosting/sponsoring a conservation/coffee meeting on Thursday, April 25, 2024. The Society has invited approximately 10 local and regional Conservation Commissions in the state to this meeting. Ashland Planning Board members Frank Stevens and Kathleen DeWolfe will attend this meeting.

REVIEW OF MASTER PLAN VISION AND CHAPTER 1 (LAND USE)

Mardean distributed a draft of a survey that was created three years ago relative to the Land Use chapter of the Ashland Master Plan. The Planning Board made the following revisions of the draft survey:

- Retain Question #13 of the survey, which asks for an opinion of the Vision Statement.

The Planning Board extensively reviewed Question #4 and deleted several of the issues. The remaining issues on the list are:

- Protect recreational opportunities and facilities
- Promote regional transportation opportunities
- Protect drinking water quality and quantity
- Attract new businesses
- Increase learning opportunities for all
- Protect historic properties and sites
- Protect natural resources and waterways
- Beautify major gateway entrances into town
- Put in blank line at the end of this statement for additional ideas

As we discussed the items on the list, some other points were made – impact of increased residences and businesses on the aquifer; the need to move the wells; old water/sewer infrastructure that affects our water quality; business sites that may become vacant; commercial or residential redevelopment of the mill area; and possibility of partnering with PSU to provide educational opportunities in town.

There were no changes in Questions 5 through 8, 10 and 12. Question 9 of the draft was deleted. One option was added to Question 11 -- work from home.

The Board briefly discussed different types of housing and positive or negative issues -- duplexes, larger apartment complexes, dense populations, use of greenspace, cluster developments.

The Planning Board discussed statements that could be put in subsequent surveys of the Master Plan.

- What type of residential development would residents of Ashland like to encourage?
- How land is being used.
- List volunteer opportunities to serve on local boards and committees in town.
- Is telecommunications important to the individual residents of Ashland?
- Where do the residents of Ashland work?

The Planning Board discussed briefly the use of Survey Monkey to collect and analyze data from our surveys. Because of the types of questions we would include, Survey Monkey would no longer be free. Meghan Semiao will do additional research on other survey options.

UPDATES

- At the May 1, 2024, meeting the Board will review and revise the Subdivision Regulations
- Brandon Hiltz application for the Liquor Store property will be reviewed at the Planning Board's Wednesday, June 5, 2024, meeting.

ADJOURNMENT

Mardean Badger made a motion to adjourn. The motion was seconded. The meeting adjourned at 7:55 PM. The next meeting of the Planning Board will be Wednesday, May 1, 2024, at 6:30 PM at 6 Collins Street.

Minutes submitted by Paula Hancock