

**Zoning Board of Adjustment
Town of Ashland
PO Box 517
Ashland, NH 03217**

**Notice of Decision
Case No. 2024-05**

An application for a Special Exception for property owned by Lisa Cross at 3 Cross Road, tax map 108 lot 014 to conduct a commercial business in the Rural Residential Zone.

At its duly notified meeting on Thursday, August 8th, 2024; the fully constituted, five person Ashland Zoning Board of Adjustment, after previously conducting a public hearing, considered the required decision criteria for a Special Exception with careful deliberation, The Board voted 5-0 not to approve the requested special exception.

Upon the condition that the applicant not enter into a rehearing or appeal of this decision, the decision is rendered without prejudice. Should a future change in facts and conditions warrant and subject to the approval of the ZBA, applicant may submit a similar application in the future.

The Board voted on the seven required decision criteria as follows;

Criteria 1: The Specific Site is an Appropriate Location for the Intended Use or Structure:

Voting in Agreement: 0 Voting in Disagreement: 5

Criteria 2: The Use Will Be Compatible with Neighboring Land Uses:

Voting in Agreement: 0 Voting in Disagreement: 5

Criteria 3: The Property Values in the Zone and in the Surrounding Area Will Not be Reduced by Such a Use:

Voting in Agreement: 0 Voting in Disagreement: 5

Criteria 4: There Will be No Nuisance or Serious Hazard to Vehicles or Pedestrians:

Voting in Agreement: 3 Voting in Disagreement: 2

Criteria 5: Adequate and Appropriate Facilities Will be Provided for the Proper Operation of the Proposed Use:

Voting in Agreement: 0 Voting in Disagreement: 5

Criteria 6: The Proposed Use Will Comply With the Minimum Lot Sizes, Frontage and Setback Requirements:

Voting in Agreement: 5 Voting in Disagreement: 0

Criteria 7: Existing Roads and Highways Are Capable of Carrying the Additional Traffic:

Voting in Agreement: 5 Voting in Disagreement: 0

Charles Bozzello

Chair, Ashland Zoning Board of Adjustment

August 14th, 2024

Note: Any person affected has a right to appeal against this decision. If you wish to appeal, you must act within thirty days of the date of the decision, the day following the decision being day one. The necessary first step, before any appeal may be taken to the courts, is to apply to the Zoning Board of Adjustment for a rehearing. The motion for rehearing must set forth all the grounds on which you will base your appeal. See New Hampshire Revised Statutes Annotated, Chapter 677 for details.