

**Ashland Planning Board
Meeting Minutes
Thursday, November 14, 2024**

CALL TO ORDER: Kendall Hughes, Chair, called the meeting to order at 6:30 PM.

MEMBERS PRESENT Mardean Badger, Kendall Hughes, Tricia Farris, Paula Hancock

**ALTERNATES
PRESENT:** Linda Barnes (alternate)

MEMBERS ABSENT: Bethany Franz (alternate, absent), Donna Locurto (alternate late arrival),
Chris Janosa (late arrival)

DISCUSSION OF MIXED USE ZONE

The Board discussed the location of a Mixed Use Zone in Ashland. The Board discussed the following parcels for inclusion in the Mixed Use Zone:

- Squam Bridge Landing: a marina. This includes lots 39, 40, 41,42. There is a second and third marina in this area.
- Drew's Landing: this is a small business that specializes in the manufacture of vinyl boat covers. This business should be included in the Mixed Use Zone, but not at this time. The business is located on the wrong side of Rte 3. This business should be considered to become part of the Squam Lake Overlay.

Owl Brook Road along Rte 3 should become part of the Mixed Use Zone. This would include the following properties:

- Mike Latulippe (lot 103-002), (103-001). The Mixed Use Zone would begin from the center line of Rte 3 and extend 250' onto the property. There could be commercial use of this property at the front of the property. The property owner could go to the ZBA for the request of a variance.
- The following lots would be in the Mixed Use Zone: all of lot 1, lot 8 (212-008), lot 11 (lot 212-011), and lot 20, the Randall property.
- The Nancy Cross property would not change because she could continue to put signs on the banking
- Lamson property (108-016)
- Lot 15 (108-015) does not border Rte 3 but comes off Cross Street. It is 250' from Rte 3 so it will be included in the zone.

Donna Locurto arrived at the meeting.

Chris Janosa arrived at the meeting.

- This brings the Mixed Use Zone to the end of the driveway of Lot 108-014. This property is the Dew Drop In business.
- Lot 13 (108-012) is the property of a local trucking and log company.
- Lot (108-012) is the property of Tracy Girl. This is a seasonal business.
- Lot (108-010) is the property of Brian Lanroche. This is a private residence.
- Lots (108-008) and (108-009) are the last properties included in the Mixed Use Zone. There is a steep, sharp curve just beyond these properties which should not be included in the zone.

The Board discussed specific properties included in the zone:

- The marinas should be included in Mixed Use because there is a plowing business and several rental cottages on the property.
- The Owl Brook Builders is located on the Mike Latulippe property. This property was subdivided for which the property owner received a ZBA Special Exception. The business is very secluded, is set back from the road and is not loud when in operation.

Mardean Badger advised that the definition of Mixed Use should include what can be done and what can't be done within the Mixed Use Zone.

The proposed definition for the Mixed Use Zone would indicate that the Mixed Use Zone would go from Owl Brook Road to the corner before Morrill Street. There are certain property lots included in the zone. The three marinas would be included in this zone. The following uses are permitted:

- Stores and shops for the conduct of any wholesale and retail business
- Offices, banks, personal services, and medical facilities
- Auto service stations and garages
- Theaters, halls and clubs
- Lodging facilities, hotels, motels, and restaurants
- Residential uses including apartments
- Accessory uses
- Personal storage units
- Communication Towers
- Current commercial business on the first floor of the buildings on Main Street from Winter Street to Mill Street. These commercial businesses cannot be converted to residential units.

The Board wanted further discussion/review concerning the following issues:

- Make Marinas and Storage Units separate
- To define the word "apartment".
- Define the word "lodgings".

From the town line through to Cross Drive is now Rural Residential. If the residences this side of Tracy Girl toward town were changed to Mixed Use so that businesses could be located in that area, the question was raised if the current residents would want that.

The Planning Board needs to deal with the following conflicting issues:

- Ashland needs to increase its business opportunities
- Ashland needs to find ways to increase individual incomes.
- if Ashland puts a Mixed Use Zone along the Squam River the town will lose its environmental aspects as well as the view(s) that will attract future tourists. Ashland would lose its uniqueness.
- The town needs to address the issue of Design Standards. The issue is to make the town Design Standard more uniform and more detailed. As businesses locate in Ashland their design needs to be more uniform than is currently found in our Design Standard ordinances.
- The best way to address this issue is not through the Zoning Ordinances but through the updating of the Master Plan. This approach would preserve the village feel of the community.
- The area along the Squam River will be part of the Squam River and Squam Lake Overlay District.

At the conclusion of the discussion of the Mixed Use Zone, the Planning Board decided to preserve the aesthetic village feeling/atmosphere of the town along Rte 3 bordering the Squam River. The Board decided to make the Industrial Zone into the Mixed Use Zone.

The Board briefly discussed the issue of Dew Drop In. The Board would like to strengthen the Zoning Ordinance relative to the definition of a food truck permit. The Board would like to review the State definition of a food truck permit and how the State definition differs from the Town permit definition. The Board would like to review the processes and procedures that were followed regarding the Dew Drop In.

Further discussion is needed by the Board for the following issues:

- The Board would like to have a charette about the mill area of town.
- The Board would like to make the mill area more part of the center of town.
- The Board needs more discussion concerning any Mixed Use restrictions. The Board would like to discuss extending the overlays.
- The rezoning of the Mill 3 area through the Master Plan. This would allow changes to the area. It might allow for this area to become part of the Mixed Use Zone.
- The Board needs to discuss further the Village Residential Zone and the Rural Residential Zone along both sides of Winter Street

The Board discussed Commercial I and Commercial II Zones. The zones were split in 1990 due to the signage.

DISCUSSION OF ARTICLE 4

Articles 4.4 and 4.5 need new language relative to the definition of manufactured homes as well as camping parks. Article 4.10 dealing with Flood Hazards needs to be moved to the end of the ordinances on zones.

SHORT TERM RENTALS UPDATE

Tom Newcome has concerns about the present court cases concerning short term rentals. Mr. Newcome is proposing to wait on short term rentals until the various court cases now in the courts are resolved.

ADU UPDATE

The Board discussed a series of proposed regulations concerning ADUs:

- The Board would like to allow attached ADUs.
- The ADU ordinance should have consistent language for attached ADUs.
- The Board would like to require re-certification of ADUs annually. This would allow for yearly fire department inspections as well as require registration of all ADUs.
- The Board would like to require the ADU owners to come to the Planning Board.
- The Board would like to require a Conditional Use Process for ADUs. The Board would like all ADU owners be listed with the town. Further, that all ADU owners notify the town when the ADU is no longer in use.
- The ADU owner needs to have a permanent, legal residence on the ADU property.
- If neither housing unit is owner occupied and the two housing units become rental units the units lose their designation as ADUs.
- The bedroom of an ADU can't be less than 750 square feet. The Planning Board would not want to limit the maximum square footage of an ADU.

- The ADU would be approved by the Planning Board through a Conditional Use Permit Process.
- The Planning Board would create an application form and a checklist as part of the approval process.
- The applicant would then go to the Building Inspector for a Conditional Use Permit.

PERMITTING

Setbacks and lot coverage will both be considered in the permitting process. The ADU would need to meet all State life/safety codes as well as all Carbon Monoxide requirements.

CELL TOWER UPDATE

The new cell tower has not been altered at this time. However, the existing cell tower will be made smaller than the original tower.

DEFINITIONS

The Board needs to define more precisely the words residential, apartment, and dwelling. These terms need to be used consistently and correctly throughout the Zoning Ordinance document. This issue needs more discussion and review.

ADJOURNMENT

Kendall Hughes made a motion to adjourn. The meeting adjourned at 8:46 PM. The next meeting of the Planning Board will be Monday, November 25 at 6:30 PM at 6 Collins Street.

Minutes submitted by Paula Hancock