

**Ashland Planning Board
Meeting Minutes
Thursday, January 23, 2025**

CALL TO ORDER:

Kendall Hughes, Chair, called the Public Hearings to order at 6:01 PM

MEMBERS PRESENT

Kendall Hughes, Tricia Farris, Chris Janosa, Mardean Badger, Paula Hancock

ALTERNATES

Linda Barnes, Donna Locurto, Bethany Franz (absent with notice),

PRESENT:

Elise Morrison (absent with notice)

OTHERS PRESENT:

Jane Sawyer, Land Use Assistant
Paula and Greg Finigan

PUBLIC HEARING SUBDIVISION REGULATION ARTICLE 3, STREET DESIGN AND CONSTRUCTION

The following section is to be added to Article 3, Street Design and Construction of the Subdivision Regulations and the existing 3.11 entitled “Bridges” shall be renumbered to 3.12 of the current Subdivision Regulations.

- 3.11. Any road which is proposed to become public shall also be constructed in accordance with the Construction Standards for Streets and Roads adopted by the Board of Selectmen on June 5, 2023, as those standards may be updated and amended from time to time. Approval of a subdivision plan does not constitute acceptance of a road as a town road, nor does it impose any requirement on the Town of Ashland to accept any road, regardless of its design or the standard to which it is constructed.

The Board reviewed 3.11. There was no subsequent discussion. Section 3.11 will be added to the updating of the current Town Subdivision Regulations.

PUBLIC HEARING ARTICLE 4 SPECIAL PROVISIONS OF THE ZONING ORDINANCE

The Public Hearing was opened at 6:02 PM. The proposed Article 4 of the Zoning Ordinance reviewed at the Thursday, January 23, 2025 meeting reflects the changes from the first Public Hearing on Article 4 that was held on Tuesday, January 7, 2025. Members of the Planning Board reviewed the proposed Article 4 for any additional changes to the article.

The discussion of the Article was opened to the public. One of the members of the public asked what would happen if a local property with an ADU is sold by the owner.

Kendall Hughes responded that the property would be a single family residence with ADU. The original property owner would need to contact the town and let them know the property has been sold with ADU. The new owner would need to reapply to the town to record the change in ownership and ADU. The new owner would need to tell the town if someone is living in the ADU.

A question was asked by the public if adult children are living in the ADU what is the status of the ADU.

Kendall Hughes responded that if adult children are living in the ADU than rent will be paid.

50 Mardean Badger expressed the following concern:

- 51 · All final changes are made at the second Public Hearing
- 52 · The proposed article needs to be posted on the website in time for the public to be able to
- 53 comment on changes
- 54 · The Planning Board should show transparency in this case

55

56 Kendall Hughes responded by saying that the changes to Article 4 were put on the website and a hard
57 copy of the changes are available in the Town Office following the Thursday, January 7, 2025 meeting.
58 The final version of the proposed Article 4 will be posted on the website in February.

59

60 The public raised a question about a local mobile home park and if the park was affected by the local
61 floodplain regulations.

62

63 Kendall Hughes responded that the mobile home park under discussion is not in the floodplain and
64 therefore is not affected by the floodplain regulations.

65

66 At 6:26 PM Kendall Hughes closed both the Subdivision Regulations Public Hearing as well as the
67 Article 4 Public Hearing. The Article 4 proposal will go to the Town Meeting in March.

68

69 The newly proposed Section 3.11 of the Subdivision Regulations will be further reviewed by the
70 Planning Board at a later date.

71

72 Members of the public requested that the upcoming Planning Board agendas be posted on the town
73 website.

74

75 **CALL TO ORDER:** Kendall Hughes, Chair, called the Ashland Planning Board meeting to
76 order at 6:30 PM.

77

78 **MEMBERS PRESENT** Kendall Hughes, Tricia Farris, Chris Janosa, Mardean Badger, Paula
79 Hancock

80

81 **ALTERNATES** Linda Barnes, Donna Locurto

82 **PRESENT:**

83

84 **MEMBERS ABSENT:** Bethany Franz (alternate) (absent with notice),
85 Elise Morrison (absent with notice)

86

87 **OTHERS PRESENT:** Jane Sawyer, Land Use Assistant
88 Paula and Greg Finnigan

89

90 **DISPOSITION OF MINUTES**

91 The Board reviewed the minutes of the Thursday, January 2, 2025. Kendall Hughes advised that these
92 minutes be tabled to the next Planning Board meeting on Thursday, February 6, 2025.

93

94 The Board reviewed the minutes of the Tuesday, January 7, 2025. Kendall Hughes advised that these
95 minutes be tabled to the next Planning Board meeting on Thursday, February 6, 2025.

96

97 **RECEIVED APPLICATIONS FROM APPLICANTS TO PLANNING BOARD**

98

99 Kendall Hughes advised the Board that once an application is received by the Board it will be able to
100 be discussed at all Planning Board meetings. In the case where a Special Meeting is warranted the
101 applicant will be notified in advance of the meeting.

102

103 **EXTENSION REQUESTED FOR MILL POND DEVELOPMENT APPLICATIONS**

104 On the Thursday, December 4, 2024 meeting the Mill Pond Subdivision and Site Plan Applications
105 were continued to February 6, 2025. Mill Pond has engaged a third party to collect all information for
106 the impact report requested by the Planning Board in advance of the February 6 meeting. Mill Pond
107 requests that our applications be continued to the Thursday, March 6, 2025 Planning Board meeting.

108

109 Mardean Badger made a motion to grant to extend the Mill Pond applications to the Thursday, March 6,
110 2025 Planning Board meeting. Paula Hancock seconded the motion. The motion passes on a 5 yes, 0
111 no, 0 abstentions on a roll call vote.

112

113 Linda Barnes inquired if the Mill Pond extension would move back the Planning Board's deadlines.
114 Kendall indicated that this would be the case.

115

116 **SITE PLAN APPLICATION WITH HOLDERNESS RELATIVE TO COTTAGE PLACE**

117 Cottage Place sponsors an annual event on its property in Ashland/Holderness. Due to the size of the
118 event there is a problem with traffic and parking during the event.

119

120 Kendall Hughes, Chair, has reviewed the Site Plan Application submitted by the new owners of the
121 Cottage Place property. The portion of the Cottage Place property that is located in Ashland measures
122 0.07 acres. The 1 ½ buildings located on the property are not involved in the sponsored event. The
123 sponsored event will take place on the portion of the property located in Holderness.

124

125 Kendall Hughes recommended that the Holderness Planning Board deal with and review the Site Plan
126 Application for Cottage Place.

127

128 Angel, a local Ashland resident, made the request that all participants in the Cottage Place event be
129 asked not to park in local driveways near the event site.

130

131 Mardean Badger advised that the parking problem initiated by the Cottage Place event is a regional
132 impact issue. Lakes Region Planning Commission (LRPC) should be brought in to deal with the
133 regional impact. Holderness should look further into this issue and initiate contact with LRPC.

134

135 Kendall Hughes made the following motion: That Holderness take over the Site Plan Review
136 Application process for Cottage Place. Further, Holderness should deal with parking access to the
137 property. It should be stressed to Holderness to make allowances for local residents to get into and out
138 of their driveways during the Cottage Place event. Holderness should consider the event's regional
139 impact. Chris Janosa seconded the motion. The motion passed 5 yes, 0 no, 0 abstentions on a roll call
140 vote.

141

142

143

144 **PROPOSED SKATEPARK AT 6 MILL STREET**

145 The owners of the property at 6 Mill Street are proposing a change from White Mountain Jujitsu to a
146 proposed White Mountain Skatepark.

147
148 Mardean Badger advised the Board that under the Site Plan Review Regulations in the case of a change
149 of use, a new lease or a rental the owners need to come before the Planning Board to discuss in more
150 detail their proposals for the property.

151
152 The major concerns about the property at this time are:

- 153 · This is a new rental with occupants
- 154 · The Life Safety Regulations need to be reviewed
- 155 · LW Packard property is the proposed site for the skatepark
- 156 · Please send a letter to Andrew Lane to request a consultation with the Planning Board about the
157 proposed change to a skatepark at the next Planning Board meeting on Thursday, February 6,
158 2025
- 159 · The property is not for human habitation. No one will live on said property

160
161 **NOTICE OF PUBLIC HEARING ANDOVER NH VERTEX TOWERS LLC**

162 The Ashland Planning Board received a Notice of Public Hearing from Andover, NH relative to a
163 Public Hearing on Tuesday, January 28, 2025 at 8 PM. The Public Hearing is for a discussion of the
164 Vertex Towers LLC who wish to erect a cell tower within the Town of Andover, NH. Ashland Planning
165 Board was contacted through regional impact. Andover, NH is not contiguous to Ashland.

166
167 **LETTER OF CREDIT FROM GRANITE RIDGE LAND DEVELOPMENT LLC**

168 The Planning Board has received an Irrevocable Letter of Credit from Granite Ridge Land
169 Development LLC. The Irrevocable Letter of Credit was issued from Meredith Village Savings Bank in
170 the amount of \$129,481.70.

171
172 **ACCEPTANCE OF APPLICATION OF PERMIT APPLICATION, ALTERATION OF**
173 **TERRAIN WEST STREET RECLAMATION PLAN BY BRANDON HILTZ REAL ESTATE**
174 **HOLDINGS LLC**

175
176 Brandon Hiltz Real Estate Holdings LLC has submitted an Application for a Reclamation Plan for his
177 property on West Street. The Application of a Permit Application for Alteration of Terrain has been
178 submitted to DES. DES has just accepted the request. The application is open to comment for a given
179 period, then the application is reviewed by DES. This is followed by eventual approval of the plan by
180 DES.

181
182 **MILL POND DEVELOPMENT APPLICATIONS**

183 A letter from Mill Pond Developers was sent to the Ashland Selectboard and the Town Manager, Fred
184 Welch concerning the status of Industrial Drive. Industrial Drive won't be accepted until after Tuesday,
185 March 11, 2025.

186
187 The Town of Ashland will own Mill Pond Lane to the Skate Rink. Mill Pond Lane will become a town
188 road. The current easement will be moved to the Industrial Road. There will be no easement on the
189 ballpark. The current easement relocation to Industrial Road will save the ballpark and preserve it.

190
191 There was an inquiry that the movement of the easement to Industrial Road will make it easier for Mill
192 Pond in the future. Kendall advised that the movement of the easement doesn't make it easier for Mill
193 Pond. The easement will go with the Mill Pond property. Kendall Hughes advised that Industrial Drive
194 will become a town road.

195

196 **THURSDAY, FEBRUARY 6 PLANNING BOARD MEETING UPDATE**

197 At the Thursday, February 6, Planning Board meeting the Board will review an Application from
198 EHFAR for a lot line adjustment. The Board will update plans for charettes. The charettes will be
199 scheduled for later in the year.

200

201 **ADJOURNMENT**

202 Kendall Hughes adjourned the meeting. The meeting adjourned at 6:58 PM. The next meeting of the
203 Planning Board will be Thursday, February 6, 2025 at 6:30 PM at 6 Collins Street.

204

205 *Minutes submitted by Paula Hancock*

