

**Ashland Planning Board
Amended Meeting Minutes
Thursday, December 19, 2024**

CALL TO ORDER: Kendall Hughes, Chair, called the meeting to order at 6:31 PM.

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

MEMBERS ABSENT: Andy Fitch (absent with notice), Chris Janosa (absent with notice)
Donna Locurto, (absent)

**ALTERNATES
PRESENT:** Bethany Franz (alternate), Linda Barnes (alternate)

OTHERS PRESENT: Fred Welch, Town Manager, representing Board of Selectmen

DISPOSITION OF MINUTES

The Board reviewed the minutes from their Wednesday, December 4, 2024 meeting. Mardean Badger made a motion to approve the minutes as amended. Paula Hancock seconded the motion. The motion passed on a 4 yes, 0 no, 0 abstentions roll call vote.

SUBDIVISION REGULATIONS TOWN ROAD REQUIREMENTS

The Board reviewed the Subdivision Regulations: Town Road Requirements. After a brief discussion the Board made the following points:

- A change to the Subdivision Regulations Road Requirements will read: Any private road proposed to become a public road must abide by the town road standards set forth in the Subdivision Regulations.
- Subdivision approval by the Planning Board does not automatically accept a private road as a public road.
- The Planning Board previously discussed a proposed paragraph to add to the Subdivision Regulations. The proposal was to insert a new section "**3.11: Any road which is proposed to become public shall also be constructed in accordance with the Construction Standards for Streets and Road 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 is ready to schedule a Public Hearing for this ordinance

BH REAL ESTATE HOLDINGS, LLC WEST STREET (TML 214-015) ALTERATION OF TERRAIN RECLAMATION PLAN

Brandon Hiltz Real Estate Holdings LLC, West Street (TML 214-015) has submitted to the State the reclamation plan for restoring the Hiltz property on West Street. The State previously directed Mr. Hiltz to fix the property, to stabilize the hill on the property. Mr. Hiltz has been told to stabilize the remainder of the property and return the property to its original state, prior to the present changes to the property. Further, the State will oversee the Alteration of Terrain process.

ZONING ORDINANCE UPDATE SECTION 4

The Board discussed portions of Section 4 of the Zoning Ordinance. The changes dealt with the location of a mobile home as well as the issue of Special Permits. The Board proposed the following changes to the Ordinance:

- Mobile Homes are not allowed in the Commercial Zone
- Section 4.5 concerning mobile home allowed locations retain the statement in Section 4.5 that mobile homes are not allowed in the Commercial Zone
- Delete the words Commercial Zone in Section 4.5c of the Zoning Ordinance
- However, the Building Inspector was asking the question if we can use conditional use to enforce home occupation.
- Section 4.9b of the Zoning Ordinance concerning the issue of auctions has been deleted from the Zoning Ordinance
- The Planning Board will schedule a Public Hearing for Section 4 of the Zoning Ordinance

2025 PLANNING BOARD SCHEDULE

The Planning Board will address the following issues beginning in January 2025:

- The Board will review in more detail Zoning Ordinances concerned with ADUs (Alternative Dwelling Units).
- The Planning Board will review in detail the present Master Plan. This review will happen after the 2025 Town Meeting. The Planning Board will partner with Plan NH, Invest NH and Lakes Region Planning Commission (LRPC). The public will be invited to participate in a charette
- The Planning Board will update the Zoning Ordinance and the Master Plan so there are no conflicts with language and wording in both documents
- The Planning Board will continue to attend scheduled trainings that deal with pertinent issues that will come before the Planning Board.

PUBLIC HEARING DATES FOR TOWN MEETING WARRANTS

The Planning Board has tentatively scheduled the Public Hearings for Article 4 of the Zoning Ordinance for Thursday, January 2, 2025 at 6:00 PM at 6 Collins Street as well as Thursday, January 23, 2025 at 6:00 PM at 6 Collins Street. The regularly scheduled Planning Board meetings will follow each Public Hearing.

CORRESPONDENCE

The Planning Board is in receipt of an inquiry for the creation of a dog kennel at 62 Collins Street (TML 220-009). The proposed dog kennel will house up to 25 dogs. The Board briefly discussed their initial concerns about the proposed kennel:

- The present lot lines of this property are incorrect on the tax map
- Tony Randall originally surveyed the property. It was found to contain 4.15 acres not the 2.10 acres shown on the tax map.
- The Planning Board had concerns about the amount of usable land that could be used for further development.
- There is a 35% slope on a banking on the property. At this amount of slope the banking is not usable for further development
- The Board is concerned about water and flooding issues on the property.
- The property is in the rural residential zone.
- The prospective buyer inquired if the property could be subdivided
- The Board needs to consult with the prospective buyer concerning whether the kennel will be a breeding kennel or a boarding kennel

- If a proposal is submitted the following needs to be addressed:
- The prospective buyer proposes building a bridge across the Squam River. This request needs to be addressed by DES and possibly the courts
- There is a town owned private road to the recycling plant. There is an issue concerning accessibility to the kennel property via this private road
- There are 26 sites for a mobile home park abutting this property
- There is substantial river flooding in this area that could impact the property
- There is a concern about animal waste runoff flowing into the Squam River
- The Board was concerned about possible fencing on the property and its proposed location
- The Board needs information about the proposed kennel's registration with the state and the schedule of state inspections of the property
- The Board needs to deal with a commercial business in a rural residential zone. The present Zoning Ordinance deals with where commercial businesses can be located and which zones in Ashland will allow commercial businesses of this type.
- The Board needs to consult with the prospective buyer relative to any agricultural standards/rules that might apply to their property and business
- The Board is concerned about potential pollution on the property
- The Board needs to discuss the possibility of expanding the Squam River Overlay to include this section of Ashland.
- The Board needs more information about the proposed use of this property.
- The Board needs more information concerning short term boarding regulations and more information concerning the breeding of dogs and the required regulations that govern the breeding of dogs

The Planning Board has not received an application for the proposals for this property.

MILL POND UPDATE

Kendall Hughes advised the Board that Mill Pond representatives have not met with the Selectboard. Kendall suggested that after the meeting between Mill Pond representatives and the Selectboard that department heads be invited to the Planning Board meeting that will deal with various department issues concerning the Mill Pond project. The Planning Board decided that Jane Sawyer, Land Use Assistant, will sign for all documents and materials received from the Mill Pond Project.

ADJOURNMENT

Kendall Hughes, Chair, adjourned the meeting at 7:40 PM. The next meeting of the Planning Board will be Thursday, January 2, 2025 at 6:30 PM at 6 Collins Street.

Minutes submitted by Paula Hancock