

**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 PRESENT:** Linda Barnes, Donna Locurto, Bethany Franz (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 its still an ADU.

Mardean Badger expressed the following concern:

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

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

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

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

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

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

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

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

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

**ALTERNATES PRESENT:** Linda Barnes, Donna Locurto

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

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

### **DISPOSITION OF MINUTES**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **PROPOSED SKATEPARK AT 6 MILL STREET**

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

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

The major concerns about the property at this time are:

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

### **NOTICE OF PUBLIC HEARING ANDOVER NH VERTEX TOWERS LLC**

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

### **LETTER OF CREDIT FROM GRANITE RIDGE LAND DEVELOPMENT LLC**

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

### **ACCEPTANCE OF APPLICATION OF PERMIT APPLICATION, ALTERATION OF TERRAIN WEST STREET RECLAMATION PLAN BY BRANDON HILTZ REAL ESTATE HOLDINGS LLC**

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

### **MILL POND DEVELOPMENT APPLICATIONS**

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

The Town of Ashland is proposing to own from Industrial Drive to the Skate Rink. Industrial Drive will become a town road. The current easement will be moved to the Industrial Drive. There will be no easement on the ballpark. The current easement relocation to Industrial Drive will save the ballpark and preserve it.

There was an inquiry whether that the movement of the easement to Industrial Drive will make it easier for Mill Pond Associates in the future. Kendall advised that the movement of the easement doesn't

make it easier for Mill Pond Associates. The easement will go with the property. Kendall Hughes advised that Industrial Drive will become a town road.

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

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

**ADJOURNMENT**

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

*Minutes submitted by Paula Hancock*