

Ashland Planning Board
Sunday, March 23, 2025
Mill Pond Site Walk
Meeting Minutes

CALL TO ORDER: Kendall Hughes, Chair, called the Public Meeting to order at 12:00 p.m.

MEMBERS PRESENT Kendall Hughes, Tricia Farris

ALTERNATES Linda Barnes, Donna Locurto, Bethany Franz, Andy Fitch

OTHERS PRESENT: Kevin Leonard and Kara LaSalle

CALL TO ORDER

Kendall Hughes introduced Kevin Leonard and Kara LaSalle from the Mill Pond Development project. He advised members of the public that if they wanted to comment, they should put their comments in writing and submit them to the Planning Board. He then conducted the roll call.

Kevin Leonard reviewed the plans related to overhead utilities, referring to the two applications (one for the subdivision and the other for the application for the Village at Mill Pond, which proposed 76 units of workforce housing and 4 lots of single-family houses in partnership with Habitat for Humanity.

He identified an electrical pole, explaining that it would need it to be reworked to cross one side of the road, and run underground power down the side of the road, to maintain the services building. One electrical pole would also be removed.

Underground utilities would run all the way down, ending around and throughout the development. He pointed to a manhole that indicated a water and sewer main running to another little manhole, both of which are currently buried. A small piece of gravity sewer probably ran [pointed to an area between two points], with the main heading down the slope.

He explained that they are planning to replace the water main into Mill Pond Lane all the way back to the main. When they figure out the condition of this section of sewer, they will either tie their sewer system to the manhole or, if the sewer line needs repair or replacement, they will do that.

[There was a brief discussion about the location of the property line, with a request to measure out the projected 26'-wide road.]

Kevin Leonard explained that the Ashland standard is a 20' road; the proposed width is 26'' with 13' on either side of the center line, with a 3' surface like a curb and a guardrail. He had not yet designed the retaining wall, because they first wanted to be sure what the road widths would be, and whether they would be doing a sidewalk.

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40 He added that their plan would minimize impact to the existing slope, and will not touch the wetland, to keep
41 the natural environment. They would also have to remove trees. There will be catch basins [he indicated where
42 they would be].

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44 Like all closed stormwater drainage, there are pipes below grade with a gravity drain to the low spot, which will
45 have a treatment system. From the road, it will look like a depression in the land, with some big stones and grass
46 planted within it, to treat the water and treat any snow runoff, along with the salt or oil that runs through it.

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48 They plan to have underground utilities that will include electric and communication cables. They will tie in
49 homes that are currently connected, as well as all future homes. Beyond the road would be the four lots for
50 single-family homes on a 26'-wide road, a vertical front curb, closed drainage, and draining back to the low
51 point.

52

53 [As the walk continued, the road moved away from the river and closer to the wetlands. Kevin Leonard's
54 assistant stood at different points, to indicate where they are while he talked.]

55

56 At the cul de sac and intersection, sidewalks would run in all directions. There would be a 22'-wide drive inside
57 the development, with parking adjacent to the drive. It will be 20' wide with a vertical curb. All the utilities will
58 be extended in the road—underground utilities, water hydrants for the fire department. Everything will be
59 landscaped along the frontage of all the units. Street-scale lights would be at the intersections and dumpster
60 areas, and pedestrian-scale lighting along the frontages of all the buildings and on the sidewalks

61

62 **Kevin Leonard** pointed out one of the recent monitoring wells that was installed within the previous month.
63 When the surveyor was out doing the layout, they got the elevation of the reference point from which they
64 were measuring their data. They will take samples as part of Phase Two, with a whole series of testing
65 throughout the property.

66

67 The dam sends a three-stage power to the grid (hence the triple line). [Kevin Leonard took everyone to the dam,
68 explaining that it was important in relation to discussion about flooding. He pointed out the power line coming
69 off the dam, and explained ongoing discussions related to the flooding rights. He argued that the idea that
70 letting the dam flood would affect what they are doing was a misunderstanding. He flagged where a wall would
71 go in on a slope as a property line.]

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73 [**Kevin Leonard** then proposed walking through the woods to the park area. The idea was rejected because of
74 hazardous materials in that area, and the Planning Board's not yet having the hazardous materials report. Kevin
75 Leonard then suggested that anyone interested could drive around to the park, so that he could show what
76 would be happening there. A group did so, and the meeting resumed.]

77

78 **Kevin Leonard** pointed out the 50' access easement, and the fence which is the property line. The current design
79 shows a 26'-wide paved drive with a with a curb on one side and a sidewalk. The connection will run from the
80 Dollar General intersection, all the way down through the development. Several catch basins exist in the gravel

81 here. Catch basins will catch not only the area from the easement area, but also the area of the ball field and the
82 park. The developer wants to ensure that the drainage system functions and doesn't cause ponding in the ball-
83 field area.
84

85 On the ballfield side, there will not be a curb, in order to catch not only the water coming off the east side of the
86 road and off the ballfield into inlets. It will be routed down over the hill, across the wetland and to the drive of
87 the center units, and parallel with the slope and back property line of the ballfield.
88

89 **Kevin Leonard** concluded by noting that future discussions will take place between the developer and the town
90 about the possibility of using Industrial Drive as access. There will also be discussions about infrastructure built
91 that was intended to be on the ballpark property, but that is actually on Mill Pond property.
92

93 **Kendall Hughes** reminded everyone that if they had comments or questions, these could be submitted to the
94 Planning Board through the Land Use Assistant (pb@ashland.nh.gov).
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