

Planning Board
Meeting Minutes of October 16, 2013
Ashfield Town Hall

Present: Michael Fitzgerald, Chair (MF)
Alan Rice, (AR)
Sarah Holbrook (SH)
Brittany Martin, Scribe (BM)

Absent: Ken Miller (KM)
Lauren Preston-Wells (LPW)

The meeting is called to order at 7:34pm.

1. Planning Board reviews minutes from September 18, 2013, SH moves to accept the minutes as amended, AR seconds and all vote in favor.
2. MF thinks that the Board should officially appoint KM to be our representative for the Franklin Regional Planning Board. Board will make appointment next meeting.
3. MF makes a motion that the Scribe, Brittany Martin, check that the meeting notice is posted outside the town hall on the bulletin board and that BM bills the town for 15 minutes. If the meeting isn't posted BM will call and email the Clerk to make sure that it does get posted. AR seconds and all vote in favor.
4. AR reports that he will be addressing the Open Space Plan again in the near future. If there is a need for AR to consult with the Planning Board he will communicate that and have the item on the meeting agenda. AR further reports that he hasn't yet received feedback from the Agricultural Commission on revises to the 5 Year Action Plan section of the Open Space Plan.
5. AR presents the draft of the Historic District Map on potential Senior Housing District boundaries, according to the Board's input. AR made a preliminary outline on his and MF's suggestions. There are three main factors that played into the preliminary outline: proximity to the center of town, open spaces/common spaces and what potential existing structures are in town that may benefit from Senior Housing.
 - a. MF states that if the lake is included, it may be too long of a walk to the town center. He also states that 112 is perhaps the most industrial road in town.
 - b. SH states that if the Board is restricting the Senior Housing District to areas that are walkable to town, we may be restricting too much.
 - c. MF states that if the town votes for Senior Housing within town center there may be a chance that Senior Housing will work outside of the town center as well. Because the center of town is small, it may be harder for housing authorities to build in the center of town.
 - d. Board agrees that the proposed District should follow topography and not necessarily

property lines.

- e. AR would like to propose this By-law to the town sometime in January.
- f. MF states that if a resident has a strong objection at the public hearing, then the Board can make edits as they see fit.
- g. AR will edit the preliminary map with the Board's suggestions this evening and bring in another draft.

- 6. MF motions to adjourn the meeting, SH seconds and all vote in favor.

Meeting adjourns at 9:05pm.

Respectfully submitted,

Brittany Martin, Scribe