

**Planning Board  
Meeting Minutes of February 4, 2015**

Present: Michael Fitzgerald, Chair (MF)  
Ken Miller (KM)  
Lauren Preston-Wells (LPW)  
Alan Rice (AR)

Absent: Judy Haupt  
Jean Cherdack, Scribe

The meeting is called to order at 7:35pm.

1. Board reviews ANR for Kenneth Condon and Caroline White, Ashfield Mountain Road. They are purchasing 0.05-acre lot from an adjacent neighbor, for septic system upgrade. KM makes motion to approve ANR. AR seconds. All vote in favor, 3-0 (LPW arrives to meeting just after vote is taken).
2. Board reviews 12-17-2014 meeting minutes. AR makes motion to approve minutes, as amended. MF seconds. All vote in favor (4-0).
3. Board discusses the Associate Member bylaw amendment. Language to be inserted in Section 8.E of the Ashfield Zoning Bylaws, as a second paragraph. AR to type it up, for availability in electronic form.
4. Board discusses senior housing bylaw. Discussion includes:
  - a. Changing maximum square footage of individual housing developments to 5,000 or 6,000 square feet (currently drafted at 9,000 sf), in consideration of compatible scale with existing structures in the village.
  - b. Ratio of parking stalls to number of bedrooms (currently drafted at 1.5 per bedroom). Consideration of reducing, to 1.5 stalls per unit, to reduce amount of pavement relative to building footprint.
  - c. A possible restriction on changes to structures built before 1850.
  - d. Historical Commission's potential role in reviewing housing development considerations.
  - e. Incorporating broad architectural guidelines, versus architectural standards or rules.
  - f. Boundaries of proposed district. MF points out that mapping will need to be done by other Board members, if the boundary extends into his neighborhood (conflict of interest).

Meeting adjourns at 9:12pm.  
Respectfully submitted,  
Alan Rice, Clerk