

These minutes approved as amended by a vote of 3-0 on March 16, 2016.

Planning Board Minutes
March 2, 2016
Ashfield Town Hall
DRAFT

Present: Michael Fitzgerald (MF), Chair
Lauren Preston-Wells (LPW)
Ken Miller (KM)
Jim Cutler (JC)
Alan Rice (AR) – late
Meghan Bowen (MB), scribe

Absent:

Guests: Rick Chandler (RC)
Gloria Pacosa (GP)
Teri Rutherford (TR)
Bruce Bennett (BB)
Nan Parati (NP)

Meeting called to order at 7:35 PM.

1. Board reviewed minutes from February 17, 2016. KM moved to approve minutes as amended, MF seconded. AR arrived too late to vote. All in favor, 4-0, motion carried.
2. Board discussed Select Board meeting that AR and MF attended. KM attended the meeting as well, but did not speak so that there was no quorum. The Select Board discussed creating bylaws pertaining to blasting as it relates to the proposed gas pipeline; the consensus was that it would be difficult to write bylaws specific enough to prevent the pipeline without unintentionally imposing regulations in other unrelated ways. LPW asked about writing a bylaw regulating compression stations. JC said that noise or pollution bylaws relating to compression stations would be under the jurisdiction of the Board of Health. MF said that it would be prudent to consider zoning around a pipeline now, in case the proposed pipeline goes through.
3. Board discussed whether or not to accept GP's special permit application. MF said that if GP wants to include the greenhouse that is part of her building plan in her business at any point, it would be best to include it in her special permit application, even though the building inspector has not approved it for safety yet. Board decided that GP must make some alterations to her application before the Board will accept it, including adding her driveway to her site plan, specifying how many people she would like to be able to host for events, and changing some of the language in her impact statement. AR suggested holding the hearing on April 6, which is a regular meeting night for the Board. GP will come back with a revised application at the next meeting on March 16.
4. Board discussed senior housing with RC. RC stated his concern that creating a bylaw around senior housing in a special district would attract larger developers to the Town. He also said that he would like to see the Board hold an informational forum about senior housing before doing more work on the bylaws, so that the Board could benefit from hearing public opinion. MF said

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that this was the purpose of public hearings. LPW said that the Board would be conducting another survey to gauge public opinion on senior housing.

5. AR reported that he will be meeting with Town Administrator Kayce Warren and FRCOG Planner Pat Smith before the next meeting to discuss updating the Town's Open Space and Recreation Plan. He also reported that he would be the liaison between the FRCOG and the Planning Board.
6. AR commented on an email from Ann Capra (AC) to the Board noting that the application for the Spruce Corner cell tower did not include anything about camouflage, and allows for a 150' maximum height, although the Town only allows for 120'. MF suggested that AC had seen a previous version of the application, not the final version.
7. MB will revise the senior housing survey before the next meeting. Board members will send additions to the survey.
8. Board discussed agenda for the next meeting.
9. MF moved to adjourn the meeting, JC seconded. All in favor, 5-0, motion carried.

Meeting adjourned at 9:45 PM.

Respectfully submitted,
Meghan Bowen