

**Planning Board  
Meeting Minutes of May 1, 2013  
Ashfield Town Hall**

Present: Michael Fitzgerald, Chair (MF)  
Ken Miller, (KM)  
Walt Cudnohufsky (WC)  
Lauren Preston-Wells (LPW)  
Brittany Martin, Scribe (BM)  
Niels Cudnohufsky, Guest (NC)

Absent: Sarah Holbrook, (SH)  
Alan Rice (AR)

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

1. Planning Board discusses Walt Cudnohufsky's lot on 455 Bug Hill Road. He divided a couple of lots and offered a 3 acre lot to his son, Niels Cudnohufsky. NC would like to build on the 3 acre lot. WC states that the distance that the project will be built will meet all town regulations. MF states that this will be an ANR. LPW moves to sign the ANR, KM seconds and all vote in favor. WC needs to fill out a Form A and pay \$100 to the Town of Ashfield. WC states he will fill out the Form A online and submit it.
2. Planning Board reviews minutes from April 17, 2013 meeting. KM moves to accept the minutes as amended, LPW seconds and all vote in favor.
3. Planning Board reviews a letter from the Personnel Board regarding job descriptions for Chairman and Member. The Planning Board has never written job descriptions. MF and BM will draft a letter and BM send it to Beverly Chow.
4. KM attended the Franklin Regional Planning Board meeting. Items on the agenda included but were not limited to:
  - a. 116 byway will be finished shortly if it isn't already
  - b. Scenic byway will be on the website if it isn't already; there is a .5 mile buffer on each side of route, from Deerfield to Adams
  - c. Regional plan for sustainable development final vote was cast – priority area, it highly recommends taking climate change into consideration
  - d. Regional housing study review for senior housing
  - e. MA 2009 Audubon had a chart with highlighted areas that are losing ground and need more insight into sustainable planning. Ashfield is on the edge of the intense area.
  - f. DEP wetland regulations are changing and should be reviewed and streamlined
  - g. Medical Marijuana meeting on May 29<sup>th</sup>, KM will attend this meeting
5. MF will call Jim Hawkins regarding Senior Housing.
6. Board reviews the PB hit list for the 5-Year Action Plan.
7. LPW motions to adjourn the meeting, KM seconds and all vote in favor.

Meeting adjourns at 9:14pm.  
Respectfully submitted,  
Brittany Martin, Scribe