

**Planning Board
Meeting Minutes of June 4, 2014**

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

Absent: Brittany Martin, Scribe

Guests: Christopher Gray
Arnold Jones

The meeting is called to order at 7:36pm.

1. Board reviews mail. Included is a piece from Gordon Howes, 162 Buckland Road, for the removal of a structure from his property. Not under Planning Board jurisdiction; passed on to ZBA mailbox.
2. Board reviews the 5-21-14 meeting minutes. LPW moves to accept, as amended. JH seconds. All vote in favor.
3. Old business. JH shares reports on an inquiry from Ruth Craft on the progress of the senior housing bylaw currently under consideration.
4. Board discusses three possible changes to the Ashfield Zoning Bylaws in the near or not-too-distant future.
 - a. Associate (alternate for a special permit public hearing) membership on the Board. Language from a similar bylaw change in the Town of Salem, MA will be considered in addressing this change.
 - b. Telecommunications facilities. MF to email latest draft changes to the Board. MF brings newly appoint member JH up to speed on the proposed changes to this bylaw section.
 - c. Senior housing. When the work is resumed MF informs the Board that he will recuse himself from deliberation around the proposed district boundary closest to his house, as he considers this will be a conflict of interest.
5. MF reports being contacted by Del Haskins, Ashfield Fire Chief, regarding the request for the creation of a pathway from the Town Barn to Sanderson Academy, for 'educational purposes.' Del wants to know if a special permit is required for this endeavor. MF replied that the Board has no jurisdiction over this, as it is not a driveway serving a lot. LPW understands the pathway is for students to have a safer emergency evacuation route than along Rte. 112.
6. Board discusses the special permit application for the installation of a cell tower on 1450 Spruce Corner Road and upcoming public hearing on June 12.
 - a. MF has spoken with two radio frequency (RF) consultants: Gary Cromack and Bruce Beliveau, but has not yet found a third. (The applicant, who is paying for the consultant, had asked for three names.)

- b. The RF consultant will be hired to address three items: 1) verify the applicant's coverage maps submitted in the application; 2) educate the Board on radio frequency/cell coverage, so the Board members can vote with confidence; 3) create sample coverage maps for the Town, to assist with planning. Discussion ensues around the third item, specifically whether maps would be accurate, or possible, given that most land in the Town is privately owned.
 - c. Gary Cromack is interested in the work, but is leery of the third item. Bruce Beliveau is also interested, but wants to meet with the Board first, before committing. MF to set up meeting with Bruce at next Board meeting.
 - d. AJ asks if coverage of existing Town-owned property can be addressed? MF: Yes, the Board would include this in its discussion.
 - e. AR moves for Board to hire a RF consultant. LPW seconds. All vote in favor.
 - f. CG notes there are two limitations to local authority regarding cell towers, per title 47, section 332 of federal telecommunications law: 1) can not discriminate against different carriers; 2) shall not prohibit the provision of wireless services.
 - g. AR to draft up a Board members' voter checklist for the upcoming hearing.
7. Question on the status of allowing wireless antennas on the Town Hall steeple. MF: Select Board has not made a decision, so there is nothing the Planning Board can do at this point. CG asks: if one wants to locate antennas on another structure – a conforming structure – that would not be made non-conforming with antenna placement, how would he go about it? MF: CG can check with the Building Commissioner, or he can apply for a special permit from the Planning Board. It is noted that the Building Commissioner may require a special permit.
8. LPW asks if one can be allowed to call one's business a Cottage Industry, if it is not in one's home. MF: Currently there is no collocation language in the bylaws that address this.

Meeting adjourns at 9:20 pm.

Respectfully submitted,

Alan Rice, Clerk