These minutes approved on 7/20/16 by a vote of 4-0

Planning Board Minutes
Ashfield Town Hall
July 6, 2016

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

Absent: Michael Fitzgerald (MF)

Guests: Tom Leue (TL)

Meeting called to order at 7:52 PM.

1. Board reviewed minutes from June 15, 2016. KM moved to accept minutes as written, JC seconded. All in favor, 4-0, motion carried.

2. Board discussed TL's ANR. TL would like to transfer ownership of adjacent land, which belongs to a trust. TL is on the board of the trust and would prefer for the lot to be kept separate from his current property, which includes his residence. The plot of land is less than two acres and would not be buildable; LPW was concerned about the Board approving the creation of a non-conforming, non-buildable lot. LPW and AR examined state bylaws for evidence of the creation of non-conforming, non-buildable lots. LPW found that according to state law, the lot is large enough to be conforming, (over 20,000ft^2) but KM found that according to Town bylaws, it is not, (over 2 acres). Board advised TL to return for the next meeting, July 20, which MF will attend and provide more expertise. TL will attend the next meeting with a check for $75.

3. AR reported that there will be a wood heat and air quality workshop hosted by FRCOG on July 26, 2016.

4. Board discussed senior housing survey. AR collected 46 surveys from five physical locations in town. He also collected 70 unfilled surveys. MB will submit survey data online using Google Survey and will have the data collated by the next meeting, July 20.

5. AR asked whether any Board member had thoughts on the survey. JC said he thought the survey was well-rounded and a useful tool.

6. Board briefly discussed Conway's large scale development bylaw. The Select Board is awaiting Attorney General's response to Conway's bylaw.

7. Board tabled discussion on green development until the following meeting.

8. Board discussed posting minutes on the website. Minutes which are being posted on the website are not visible to the public. MB will investigate the cause of this and report back to the Board.

9. Board received a letter from a senior transportation engineer from Nitch Engineering regarding design project #606463, street reconstruction in Buckland. AR would like to forward the letter to Tom Poissant.

10. Board discussed agenda for the following meeting.
11. LPW moved to adjourn the meeting, JC seconded. All in favor, 4-0, motion carried.

Meeting was adjourned at 9:10 PM.

Respectfully submitted,

Meghan Bowen, scribe