

These minutes approved as amended on 9/7/16 by a vote of 5-0.

Planning Board Minutes
Ashfield Town Hall
August 17, 2016

Present: Michael Fitzgerald (MF), Chair
Ken Miller (KM)
Jim Cutler (JC)
Meghan Bowen (MB), scribe

Absent: Lauren Preston-Wells (LPW)
Alan Rice (AR)

Guests:

Meeting called to order at 7:36 PM.

1. Board reviewed minutes from 8/3/16. JC moved to accept minutes as written, KM seconded. All in favor, 3-0, motion carried.
2. Board looked over senior housing survey data. MF suggested that the data be presented in PowerPoint format. MB will create the PowerPoint for the next meeting, and will present it provided that the Board can procure a projector.
3. MF moved that the Board appoint KM as Ashfield's representative to the FRCOG Regional Planning Board, JC seconded. All in favor, 3-0, motion carried. AR is believed to have documentation that must be submitted in order to make the Board's nomination official.
4. Board reviewed a letter from attorney Dick Evans (DE) on behalf of Tom Leue (TL). MF will speak to DE further on DE's opinion that the Board should sign TL's ANR. MF also said that by creating the lot that TL has proposed, the adjoining lot would no longer have 200' of continuous frontage in front of the home, but would still have 200' of frontage elsewhere on the lot; bylaws do not specify that a lot's 200' of frontage must be in front of the home, so the Board must interpret its own bylaw. Town Council advised the Board that it can sign the ANR if it states the occurrences of non-compliant zoning. Town Council also advised that the Board could require subdivision approval.
5. Board discussed MA Housing and Zoning Bill (S2311). JC said that it would be wise for the Board to speak with local elected officials about their impressions of the bill, since the bill will have varying degrees of impact on communities depending on their size. MF wondered what the Board might ask an elected official. JC said that he knows Steven Kulik and would like to get his personal thoughts on the bill, and to ask how it might affect a small town like Ashfield. JC said that ideally the bill would have different language with regard to small and large communities.

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JC volunteered to contact Kulik. JC expressed concern that the state could gain autonomy over all of the Town's zoning if the bill is passed. MF said that the bylaw both grants and revokes rights, and that the state must allow developers to develop in any town with reasonable restrictions.

6. Judy Haupt (JH) has volunteered to be an associate member of the Board, and the Board believes her to be a good candidate. KM moves to appoint JH to be the Board's associate member, JC seconded. All in favor, 3-0, motion carried. MF says that the Board must recommend that the Select Board to appoint her officially.
7. Board discussed agenda for the next meeting.
8. JC moved to adjourn meeting, KM seconded. All in favor, 3-0, motion carried.

Meeting adjourned at 9:05 PM.

Respectfully submitted,
Meghan Bowen, scribe