

Minutes approved as amended on September 2, 2015.

Planning Board Minutes
Ashfield Town Hall
August 26, 2015

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

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

Guests: Chris Gray
Lester Garvin

Meeting was called to order at 7:33.

1. Minutes reviewed from August 19, 2015. JC moved to accept as written, KM seconded. All in favor, 3-0, motion carried.
2. An attorney, Ellen Freyman, contacted MF regarding a cell tower location on Liliput Road. There were complaints filed last year about surveys being conducted on the same location, though the board has heard nothing more on the issue. MF asked whether the cell tower on Spruce Corner was under way, but no one else knew.
3. Minutes reviewed from August 5, 2015. JC moved to accept with minor corrections to language, KM seconded. All in favor, 3-0, motion carried.
4. Select Board spoke with MF about bylaws concerning the pipeline (see minutes from 8/5/15 and 7/14/15). The Select Board is aware of the FRCOG draft bylaw.
5. Select Board has given the Planning Board approval to appoint scribes. MF moved to appoint MB as scribe with the ability to post notices and take minutes, KM seconded. All in favor, 3-0, motion carried.
6. Previously, the Board received a map from Kinder Morgan that included a construction site on Janet Clark's (JCL) property. JCL had not been contacted by Kinder Morgan, and JC confirmed that she still has not been contacted. However, Maryellen Abbatiello who owns Hair By The Lake, which abuts JCL's land, was contacted by them with inquiries about the parcel in question. JC advised JCL to post signs on her property with contact information so further inquiries will be directed to her.

7. JC moves to disregard request by AECOM for information regarding well locations, etc., because of the cost to the town to fulfill the request. In order to get that information, which is not in the public domain, the town would need to conduct its own surveys. JC offered to write the denial, subject to the Board's approval. KM seconded. All in favor, 3-0, motion carried.
8. Donna Nichols approved the bylaw on telecommunication, with the stipulation that it allow co-location. MF said co-location is already allowed in the language of the bylaw.
9. Board tabled senior housing discussion for a meeting with a bigger quorum.
10. Board revisited the topic of the potential cell tower on Liliput Road. KM said that the new telecommunications bylaw might put the tower in a position to be denied. MF said there is no way of knowing that until a request is submitted because the board cannot know the scope of the project until then. KM asked whether, in the past, the board has said that no permit would be granted until the new bylaw was voted on at town meeting – if they have not, then would Liliput Road be grandfathered in if they submit their request before the special town meeting vote? MF said that this does not apply to special permits. MF will call to ask whether Spruce Corner work has begun. MF said that if the Roberts's work has begun, some portion of the town will be covered, which may limit the need for a tower on Liliput Road.
11. Board discussed the email from Tammy Graves (TG). JC said that she was denied her business license. MF said that her father had a grandfathered business, and she should not need a special permit to continue his business. JC pointed out that TG needs to meet with Jim Hawkins before the Board can make any decision. MF said that if there is a contamination issue from old vehicles on the premises, the DEP will shut the business down anyway. JC said the DEP may get involved whether or not the town allows the business to continue. MF said that as long as TG has no plans to run a different business from her father's, she doesn't need a permit, but the Board cannot vote on anything yet.
12. JC asked about parking in Ashfield Center and how senior housing would affect it. If more residents live in Ashfield Center, that may mean that there will be more cars in town overall, which could congest Main Street during special events in particular. MF said that this is a speculative concern. KM mentioned the creation of a “center district,” in which case there may be a way to introduce more parking. JC proposed that the town might designate a parking area that is farther away from town center, which would mean a farther walk. KM asked for clarification on the parking recommendations by the Board in the senior housing bylaw proposal. MF said that houses on Main Street are mostly fifteen feet back from the road, and the Board wanted to prevent excessive asphalt in front of buildings in order to preserve the town's character. JC suggested that senior

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housing might present an opportunity to expand town center parking that is open to the public.

13. Lester Garvin (LG) came to the meeting too late to hear the Board's discussion about AECOM. The Board recounted its discussion for LG. LG said that AECOM is a subsidiary of Kinder Morgan, which members of the Board did not know. The Board confirmed to LG that AECOM has no jurisdiction to obtain the information they requested through the town. JC encouraged LG to continue inquiring about AECOM's activities. LG mentioned that AECOM had been mapping in Plainfield.

14. MF moved to adjourn the meeting, JC seconded. All in favor, 3-0, motion carried.

Meeting adjourned at 9:30.

Respectfully submitted,
Meghan Bowen