

**Planning Board  
Meeting Minutes of August 3, 2016  
Ashfield Town Hall**

Present: Jim Cutler (JC)  
Ken Miller (KM)  
Alan Rice (AR)

Absent: Michael Fitzgerald, Chair (MF)  
Lauren Preston-Wells (LPW)  
Meghan Bowen, Scribe (MB)

Guest: Tom Leue

Establish Acting Chair: Jim Cutler  
Establish Acting Scribe: Alan Rice

The meeting is called to order at 7:46pm.

1. Board reviews 7-20-2016 meeting minutes. AR moves to approve minutes, as amended. KM seconds. Motion passes, by a vote of 3-0.
2. Board reviews mail.
3. Board hears Leue ANR proposal. Discussion about tabling the proposal lasts for a few minutes, until Tom Leue arrives with re-submitted plans, Form A, and copy of Quit Claim deed, along with letter from his attorney that requests the Board approve the ANR. The letter cites sections of the state ANR Handbook, as well as several related cases. KM suggests that Town Counsel reviews letter from the attorney. KM moves to send along letter to Town Counsel for review. AR seconds. Motion passes, by a vote of 3-0.
4. Don Persons had put out an inquiry to the Board on 7-29-2016 and wanted to come in to discuss his project. It is believed that MF invited him to a future meeting, but he has not appeared tonight. KM suggests it may be a matter to take up with the Building Commissioner.
5. Senior Housing survey data is briefly discussed. MB has been working on graphs and should have information by the next meeting.
6. Associate Member position is briefly discussed. Board members should come up with recommendations for candidates by the next meeting.
7. MA Housing and Zoning Bill is discussed. JC suggest the Board should register its thoughts with elected officials, as there are concerns the new bill takes a one-size-fits-all approach that may be a hardship on small towns with limited budgets, such as Ashfield (e.g. requiring all towns to produce a Master Plan, which can be quite an expensive undertaking). AR moves to discuss more and proffer a letter of concern to elected officials sometime in the near future. JC seconds. Motion passes, by a vote of 3-0.

*These minutes approved 8/17/16 by a vote of 3-0.*

8. KM reports that it is time for town Planning Boards to re-up a representative for the FRCOG Regional Planning Board, a position in which KM has served over the last several years. He states he is willing to continue, but will not be able to make all meetings (once per month, in Greenfield). AR offers to be a back-up, if KM is willing to do it again this year. The matter is to be taken up at next meeting. Representative name needs to be submitted by September 2<sup>nd</sup>.

9. AR notes that the 5-4-2016 Board meeting minutes posted on the Town website is in Word format, not the standard PDF format. He will alert MB to this issue, so it can be corrected. (All meeting minutes should be posted in PDF format.)

Meeting adjourns at 9:02pm.

Respectfully submitted,

Alan Rice, Clerk