

**Planning Board
Meeting Minutes of August 21, 2013**

Present: Michael Fitzgerald, Chair (MF)
Lauren Preston-Wells (LPW)
Alan Rice (AR)

Absent: Sarah Holbrook (SH)
Ken Miller (KM)
Brittany Martin, Scribe (BM)

The meeting is called to order at 7:44pm.

1. Board reviews minutes. LPW moves to accept July 16, 2013 minutes, as amended. AR seconds and all vote in favor (vote is unanimous).
2. Board reviews mail, including a letter from MassDEP, dated August 9, 2013, to Mark Graves at Edge Hill Golf Course, with an attached Source Water Assessment and Protection (SWAP) Report (identifies potential contaminant sources that may threaten well water quality). A copy of the letter was also sent to Ashfield Board of Health. MF queries if any other review is required, besides that from the B of H.
3. AR reports on the Ashfield ZBA public hearing on August 20, 2013, at Town Hall, regarding application for variance by Summit Distributing for a gas pump canopy installation and sign replacement at Nolan's Neighbors. Discussion ensues about the role of the ZBA, as well as a review of the difference between a variance and a special permit (as this is an oft-asked question).
4. AR reports that the Open Space & Recreation Plan updating is on hold until mid-September.
5. Board discusses MassDEP Wind and Noise Technical Advisory Group (WNNTAG) meeting attended by LPW in July, which focused on proposed state standards for wind facility development. Points of concern included:
 - a. Ambient levels, as proposed in "sparsely Populated" areas.
 - b. How/if standards would affect home rule.
 - c. Jurisdiction around transmission lines.
 - d. Questions regarding enforcement of decibel levels.AR: how should the Planning Board proceed regarding these proposed standards? LPW voices concerns about the potential impacts of these proposed standards on rural areas (such as Ashfield). MF suggests further discussion and possible action when the Board is in full attendance.
6. Senior housing: request for AR to draft up a district map to help facilitate senior housing work by the Board.

Meeting adjourns at 9:14 pm.

Respectfully submitted,
Alan Rice, Clerk