Planning Board Minutes Ashfield Town Hall September 16, 2015

Presesnt: Lauren Preston-Wells (LPW)

Michael Fitzerald (MF), Chair

Alan Rice (AR) Jim Cutler (JC)

Meghan Bowen (MB), scribe

Absent: Ken Miller (KM)

Guests: Sharon Wells

Sheila Dennis

Meeting called to order at 7:47 PM.

- 1. Board reviewed minutes from August 26, 2015. AR moved to accept minutes as amended, JC seconded. All in favor, 4-0, motion carried.
- 2. Old business: AR has not heard back from Derek Brindisi, town administrator, regarding FRCOG's offer of financial assistance to update the town's Open Space and Recreation Plan. The town must create a new committee for this purpose every five to six years. Pat Smith of FRCOG has confirmed that the survey conducted in 2013 is still applicable, and the town does not need to conduct another one.
- 3. Board discussed senior housing.
 - Board discussed the location of the senior housing district and whether or not the district should follow property lines. One suggestion was to include land for two hundred feet on either side of Main Street.
 - Board discussed the language of the current bylaw draft proposals, comparing drafts for the center of town and town-wide. MF asked whether larger structures should be allowed outside of town center, and if so, how parking regulations would change to accommodate these larger spaces. LPW said that parking for a 5000ft² structure, which is the proposed size limit for senior housing structures, should accommodate all potential areas. Due to the lack of public sewers in many areas of town, MF said it may be unlikely that anyone would build a 5000ft² multi-unit structure outside of

town center.

- MF asked whether the bylaw drafts for town center and town-wide are sufficiently similar to combine them. MF suggested that the board take the drafts to public hearing separately. JC pointed out that the drafts are different enough that if they were combined, the resulting document would be difficult to read. The board agreed to keep them as separate documents for the moment.
- 4. Board discussed agenda for the next meeting.
- 5. LPW moved to adjourn the meeting, AR seconded. All in favor, 4-0 motion carried.

Meeting adjourned at 9:07 PM.

Respectfully submitted, Meghan Bowen