

Ashfield Planning Board Minutes
Ashfield Town Hall
September 21, 2016

Present: Michael Fitzgerald (MF), Chair
Lauren Preston-Wells (LPW)
Ken Miller (KM)
Jim Cutler (JC)
Alan Rice (AR)
Meghan Bowen (MB), scribe

Absent:

Guests: Sheli Senecal (SS)
Mike Parsons (MP)
Jake Belanger (JB)
Anne Yuryan (AY)

Meeting called to order at 7:32 PM.

1. Board reviewed minutes from September 7, 2016. AR moved to accept minutes as amended, JC seconded. All in favor, 5-0, motion carried.
2. SS acted as a representative for Roger Howes (RH), who submitted an application for an ANR. RH would like to put in a new property line along a gravel driveway on his land. MF said that the proposed property line does not qualify as a subdivision, so the Board may sign the application; however, MF said that the Board advises RH that the plans as presented would create a zoning violation because of inadequate building setback. SS said that she would advise RH to change the property line on the plans and return for the next meeting.
3. Board discussed JB and MP's ANR application. JB is principal at Mountain Stream who bought property on Spruce Corner Road and would like to create seven building lots. One existing, non-conforming lot is shown on the plans, which is not a building lot. JC moves to accept JB's plans as presented, although Form A was not submitted at the time of the meeting; JB will submit the form to the Assistant Town Clerk Lynn Taylor on Thursday, September 23. AR seconded the motion. All in favor, 5-0, motion carried.
4. MF reported that he has not heard from Tom Leue (TL) or his lawyer, Dick Evans, regarding TL's ANR application.

5. AR reported on the Attorney General's decision regarding the Board's bylaw amendments. Since the Board did not hold a vote to approve the bylaw amendments at a Special Town Meeting within six months of the public hearing, the AG deemed the approval of the bylaw amendments invalid. AR spoke with Town Administrator Kayce Warren, who proposed a timeline that would allow the Board to hold a public hearing for the bylaw amendments before the next Special Town Meeting, which may happen at the end of October. LPW suggested that the bylaw amendments be combined in a hearing with the proposed senior housing bylaw, and that the Board request its own Special Town Meeting. MF proposed that the hearing for the bylaw amendments and senior housing bylaw be held on October 19. JC moved that the Board convene a public hearing on October 19 at 7 PM, MF seconded. AR abstained from voting. The vote was 4-1-0, motion carried. MB will submit public hearing notice to The Recorder and mail notice to abutting towns and all relevant parties.
6. AR reported on administrative matters. Minutes are only posted on the Town website through June 15. MB will investigate why minutes are not showing up on the site. AR also mentioned that the minutes for May 4, 2016 are in Word format rather than PDF format, which MB will also investigate. AR would like to figure out how to fix scrivener's errors in the Zoning Bylaws and have them reposted on the Town website.
7. AR inquired about upcoming FRCOG Regional Planning Board meeting topics. KM said that one upcoming meeting would feature a discussion about the broadband initiative, which he will attend.
8. Board discussed agenda for the following meeting.
9. LPW moved to adjourn the meeting, KM seconded. All in favor, 5-0, motion carried.

Meeting adjourned at 9:03 PM.

Respectfully submitted,
Meghan Bowen, scribe