

These minutes approved as amended on 9/21/16 by a vote of 5-0.

Ashfield Planning Board Meeting
Ashfield Town Hall
September 7, 2016

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

Absent:

Guests: Joe Chadwick (JCH)

Meeting called to order at 7:33 PM.

1. Board reviewed minutes from August 17, 2016. KM moved to accept minutes as amended, JC seconded. All in favor, 5-0, motion carried.
2. MF met with Dick Evans (DE), the attorney representing Tom Leue (TL) with regard to TL's ANR application. MF and DE outlined the four ways TL could approach the creation of the lot he would like to make:
 - a. Board could sign TL's ANR and include a list of zoning issues the Board is aware of.
 - b. TL could apply for a subdivision, and the Board can begin subdivision process.
 - c. The surveyor and State can change the property lines on the plan to make it more conforming.
 - d. TL could apply for a common driveway.Town Council has advised that the Board sign the ANR if it is possible to do so. DE has not advised TL to do anything and will consider each option before making a recommendation.
3. JCH's ANR: JCH is the recipient for a gift of land from Ed and Claire Zalenski and would like to add this lot to his property. MF said that adding this lot would make JCH's preexisting nonconforming property into a conforming lot. JC moved to accept JCH's ANR as submitted, LPW seconded. All in favor, 5-0, motion carried.
4. MF emailed Town Administrator Kayce Warren, alerting her to the fact that the Board has appointed KM as its representative to FRCOG's Regional Planning Board.
5. AR reported that the next OSRP meeting will be October 13. The committee will be reviewing chapters 3 (community setting) and 4 (environmental inventory and analysis). AR believes that the meeting will be fairly well attended. AR also reported that the work with which FRCOG is

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assisting is winding down, but that there is another chance for funding through them in the coming year.

6. AR would like to organize the filing cabinets to make them more accessible to the Board and the public. Board discussed methods of getting the filing cabinets better organized. MF added that new copies of the ANR handbook, 40A, and the bylaws should be reprinted as well.
7. JC contacted Representative Stephen Kulik regarding S2311 and has not yet heard back.
8. Board discussed senior housing. LPW asked which of the three versions of the draft bylaw should be presented at hearing. MF and JC responded that the combined version that addresses both Town Center and outside of Town Center is the easiest to present at hearing. LPW proposed that the Board examine the survey results to determine whether there was anything in the draft bylaw the Board should change. AR suggested that the Board revisit section 2e. Board discussed section 2e, which would grant the Historical Commission the power to regulate architectural style. Board decided this section was reiterating the "neighborhood character" section of the zoning bylaws; LPW suggested striking the section, with the option of reinserting it after the hearing. KM moved to strike section 2e from the draft bylaw, JC seconded. All in favor, 5-0, motion carried.
9. Board discussed the agenda for the upcoming meeting.
10. AR moved to adjourn, LPW seconded. All in favor, 5-0, motion carried.

Meeting adjourned at 8:58 PM.

Respectfully submitted,
Meghan Bowen, scribe