

Ashfield Planning Board  
January 20, 2016  
Ashfield Town Hall

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

Absent: Ken Miller

Guests: Gloria Pacosa (GP)  
Terry Rutherford (TR)

Meeting called to order at 7:40 PM.

1. Board reviewed minutes. LPW moved to accept minutes as amended, AR seconded. All in favor, 4-0, motion carried.
2. Board discussed senior housing draft bylaws. For the next meeting, AR will highlight the differences between the two drafts. The Board decided to aim for a public hearing date of March 2, 2016.
3. Board discussed procedure for obtaining a Special Permit with guest GP. GP outlined her need for an additional Special Permit to hold events in a barn on her property that she is in the process of renovating. MF encouraged her to speak with her neighbors regarding the potential impacts of holding events in the barn such as reduced privacy, late night noise, and an increase in traffic on South Street. MF also said that she should consider any changes she would like to make to her existing Special Permits, which allow her to hold events on the lawn behind her house and specify conditions under which she may do so. The Board told GP that the cost of the application for a Special Permit is either \$150 or 0.5% of the cost of construction, whichever sum is greater.
4. Board reviewed map of the potential Senior Housing District in Town Center and made changes. AR will apply these changes before the next meeting.
5. AR reported that he sent the application and letter to the FRCOG regarding funding for updating the Town's Open Space and Recreation Plan, and that Phoebe Walker of the FRCOG sent him a notice of receipt.
6. JC reported that the Board now has intervener status. (See minutes from January 6, 2016.)
7. Board discussed the agenda for the next meeting.
8. LPW moved to adjourn the meeting, JC seconded. All in favor, 4-0, motion carried.

Meeting adjourned at 9:14.  
Respectfully submitted,

Minutes approved as written 3-0-1 on February 3, 2016.

Meghan Bowen