

**Planning Board
Meeting Minutes of September 18, 2013
Ashfield Town Hall**

Present: Michael Fitzgerald, Chair (MF)
Ken Miller (KM)
Lauren Preston-Wells (LPW)
Sarah Holbrook (SH)
Brittany Martin, Scribe (BM)
Kate Kerivan, Guest (KK)
Cris Carl, Guest, (CC)

Absent: Alan Rice, (AR)

The meeting is called to order at 7:34pm.

1. Planning Board has an RDA hearing for Kate Kerivan. KK is selling a parcel of her land. She states to the Planning Board that she is not proposing a subdivision. SH moves that the Planning Board approve it, LPW seconds and all vote in favor. Vote is unanimous.
2. Planning Board reviews minutes from August 7, 2013, SH moves to accept the minutes, MF seconds and all vote in favor. Planning Board reviews minutes from August 21, 2013, LPW moves to accept the minutes, MF seconds and all vote in favor. Planning Board reviews minutes from September 4, 2013, LPW moves to accept the minutes, KM seconds and all vote in favor.
3. KM reports that he received a letter from the Franklin Regional Planning Board informing him that he is still the representative for the Planning Board.
4. Planning Board discusses Neighbors convenient store. It was discussed that there was a special permit, not a variance. The special permit was approved by the Zoning Board of Appeals.
5. Planning Board discusses Edge Hill Golf Course's plan to add 9 holes to the course. MF would like to know whether they already have a permit for 18 holes or if they have a permit for the 9 current holes. The well on the land needs to be upgraded, per the state, because they will be supplying water for more people.
6. AR is not present so the Planning Board will table the Open Space and Recreation Plan and Senior Housing By-law.
7. Planning Board discusses the Wind By-law and what would be edited from the current draft by-law if the town allowed small turbines.
8. SH motions to adjourn the meeting, LPW seconds and all vote in favor.

Meeting adjourns at 9:08pm.
Respectfully submitted,
Brittany Martin, Scribe