These minutes approved at the April 15, 2015 meeting of the Planning Board (5-0)

Planning Board Meeting Minutes
April 1, 2015

D R A F T

Present: Michael Fitzgerald (Chair) MF
Judy Haupt (JH)
Lauren Preston-Wells (LPW)
Ken Miller (KM)
Jean Cherdack, Scribe (JC)
Jim Cutler (JC) – Unofficial
Absent: Alan Rice (AR)
Guest: Anne Yuryan

Meeting called to order at 7:33 pm.

Minutes of the March 18th meeting were approved as amended. LPW moved, JH seconded. All in favor (4-0)

Discussed email from Betty Stewart regarding the proposed pipeline being too close to the Ashfield Water District. The Ashfield Water District lies near the proposed pipeline. Betty expressed concerned about wetlands, storage tanks, and wells. Their Board is very concerned for Ashfield's resources. MF will call Betty to see how she wants to proceed. The Planning Board felt there were no planning issues concerning her inquiry.

Jim Culter expressed his interest in the Senior Housing project. The Board gave him some background and history. The Ashfield House was senior housing/rest home in the 1970's and well as Paulette Leukhardt's house.

MF asked what will the Planning Board's next project be now that the bylaws are completed?

JH proposed the following: What if the Historical Commission, the Park Commission and the PB get together and agree to propose to the Select Board to revisit the CPA (Community Preservation Act). Judy gave some history. In order to be considered the town has to add a .5 to 3% surcharge to the tax rate to show state good faith on Town's part . Takes about a year of education and making people aware what the program is about and its benefits to the town. There are State wide organizations to help people understand the program. This also has to pass a ballot question. Conway has CPA money. KM stated that it would be nice to see what projects have done by surrounding towns.

KM asked if the PB would be involved in the planning process in order to receive grant money. It was noted that it is important to get the Select Board involved. The last time Ashfield applied for CPA funds, the Select Board was not involved and some felt this was a mistake. Did some brainstorming on this subject and how to use the money.

Anne Yuryan stated that the ZBA has come up with complicated cases. Discussed a case where the applicant wanted to put a home on a piece of property that was on wheels, which is not permitted. He withdrew his application. Anne further stated that there is a move toward building tiny houses. Anne brought up sewer and water problems that could be associated with senior housing. It was noted that this expense would be the builder's problem.

Anne wanted to know why we are keeping senior housing just inside the village. Why not bigger homes being converted outside the village?

Anne stated that Ashfield does not have an historic district. It's a national register district. The bylaws were amended to incorporate this small change in wording.

Meeting adjourned at 9:00 p.m. LPW moved, JH seconded, all in favor.

Respectfully submitted
Jean Cherdack, Scribe