

Planning Board Meeting Minutes
March 4, 2015

Present: Michael Fitzgerald, Chair (MF)
Judy Haupt (JH)
Alan Rice (AR)
Ken Miller (KM)
Lauren Preston-Wells (LPW)
Jean Cherdack, Scribe (JC)

Public: Ben Bosco, Reporter, *The Shelburne Falls Independent*

Meeting Called to order at 7:31 p.m.

Reviewed the mail.

Minutes of the February 18, 2015 minutes were approved as amended. JH moved, KM seconded. All in favor (5-0).

AR distributed a list of Town of Ashfield Web Site corrections that he found after reviewing the Planning Board section of the Web page. Discussion followed and corrections will be made. It was decided that two items needed to be addressed at the next Planning Board meeting and they will be added to the agenda. The first item deals with subdivision application fees which may need a hearing to change. MF will look into this. The other item is the Special Permit Procedure Check List for Applications, which may need to be updated.

Rules of Ashfield Planning Board were discussed and it was determined that they are slightly out of date. JC will up-date. They were last revised on September 30, 2010. JC will check to see if someone has the file.

There is a balance of \$617.00 remaining in the PB budget. AR suggested we use this to pay JC to update the files. JC and AR will work on this together.

Senior Housing was discussed. AR revised the map that was distributed last month. Spot zoning was removed. KM asked about following documented boundary lines. Discussed moving boundary lines near the Lake House. LPW said section C is too sloped and should be removed. It was decided to remove it, but keep part of the field. It was decided to leave a corner of the Whitney Farm and keep Section D. B is at the edge of the plain before it drops down. Is it too far away from the center of town? It was suggested that the line under B move upward taking the cemetery

out. Some of this area includes MF's property and he will recuse himself from the vote that deals with this section. The Preschool field is being kept in. The west and north boundary line will be adjusted slightly. Discussed A and the question arose asking if is it too far out? This is on the upper plain not in the historic district. The northwest area will be left in and open to debate at the town hearing. AR will refine the map based on above comments.

Hearing date was set to discuss Associate Member bylaw, Telecommunications Bylaw, and Senior Housing Bylaw. The hearing will take place on April 15th. Notice of the hearing is required to be placed in *The Recorder* twice, two times within a two week period. Will also be put in the *Ashfield News* and *The Independent* as a courtesy.

Meeting adjourned at 9:20 p.m. by a unanimous voice vote (5-0)

Jean Cherdack, Scribe