

Ashfield Planning Board
Ashfield Town Hall
October 4, 2017

Present: Alan Rice (AR), Acting Chair
Jim Cutler (JC)
Rick Chandler (RC)
Ken Miller (KM)
Meghan Bowen (MB), scribe

Absent: Michael Fitzgerald (MF), Chair

Guests: Susan Stark (SS)
Peter Wiitanen (PW)
Ron Coler (RCO)

Establish Acting Chair: AR

Meeting was called to order at 7:36 PM.

1. Board reviewed minutes from September 20, 2017. RC moved to accept the minutes as amended, JC seconded. All in favor, 4-0, motion carried.
2. Board reviewed mail. Board received property maps from the Town Assessor, but noticed that a map was missing. AR will speak to Jen Morse about getting a copy of the missing map.
3. Peter Wiitanen ANR. AR spoke with Town Counsel Donna MacNicol, who read over the information on PW's ANR and said that the Board can sign it, but recommended that the Board include a disclaimer that the endorsement is not a guarantee of compliance with the Town's Zoning Bylaws. JC moved to accept PW's ANR application as presented with the above disclaimer, RC seconded. All in favor, 4-0, motion carried. Fee was \$75, and the check was already submitted to the Town Clerk.
4. RCO spoke to the Board about the Community Rights Resolution regarding large-scale developments proposed by the Select Board.
 - a. RCO said that creating a Bylaw would be beneficial because it ensures that if a large-scale development project is proposed, there is established procedure in place that the Town can enforce.
 - b. JC asked whether there was any possibility for success in passing such a resolution, considering that other Towns have not succeeded in passing any similar resolutions; RCO said that it is difficult to predict the success of the Resolution at this time.
 - c. RCO said that the Select Board would like to create a working group to draft the proposed Resolution and invited two member of the Board to join the group as well. Peggy Sloan from FRCOG, who helped draft Conway's proposed Bylaw, has volunteered to be part of the working group.

- d. AR expressed concern that such adding a significant volume of information, (e.g., Conway's proposed Bylaw was 23 pages long,) to the Town's Zoning Bylaws might be impractical. Additionally, he said that the volume of information requested by similar proposed Bylaws might be too large or prohibitively expensive for the Town to absorb with its current staffing. RCO suggested that an applicant for a Special Permit for a large-scale development project could be required to pay to hire a consultant to handle the paperwork generated by the application. SS suggested that the Special Permit application fee might be modified to include payment for a consultant in the event of a large-scale development application.
5. RCO presented a motion by the Select Board that he encourage the Planning Board to support a temporary moratorium on Recreational Marijuana Establishments (see attached email.)
 - a. RCO said that the Select Board would like to move toward support for small, artisanal growers, and that regulations encouraging this type of establishment might be developed during a moratorium.
 - b. KM said that at the most recent meeting of the FRCOG Regional Planning Board, Peggy Sloan also recommended a moratorium.
 - c. JC asked whether there had been any consideration to differentiating between hemp and psychoactive marijuana. RCO said there has been no consideration as of yet, and JC encouraged RCO to include that differentiation in future discussions of the topic. JC said that he would like to see more data on cultivating hemp versus psychoactive marijuana before moving on regulating either.
 - d. Peggy Sloan from FRCOG said that there may be funding available for developing language around marijuana regulation through FRCOG.
6. Board tabled discussion on reviewing its forms.
7. RC updated the Board on the Mohawk Trail Woodlands Partnership (MTWP). There was a meeting on October 3, during which the committee discussed the website's FAQ section to better explain the purpose of the Partnership to the public. RC suggested to Peggy Sloan creating a working group to clarify the FAQs and received a positive response. Legislation defining the MTWP sees its first vote on October 10. RC said that the MTWP is interested in economic development related to wooded areas. AR encouraged RC as Acting Chair to continue to request to be on the Board's agenda as the MTWP progresses.
8. KM updated the Board on the most recent FRCOG Regional Planning Board meeting. There will be a meeting about short-term rentals on October 5 that AR and KM will attend.
9. Board discussed the agenda for the upcoming meeting.
10. KM moved to adjourn the meeting, RC seconded. All in favor, 4-0, motion carried.

Meeting adjourned at 9:21 PM.

Respectfully submitted,
Meghan Bowen, scribe