

*These minutes approved as amended by a vote of 4-0 on October 4, 2017.*

Ashfield Planning Board Minutes  
Ashfield Town Hall  
September 20, 2017

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

Absent: Michael Fitzgerald (MF), Chair

Guests: Peter Wiitanen (PW)

Establish acting chair: AR

Meeting called to order at 7:34 PM

1. Board reviewed minutes from August 16, 2017. KM moved to accept minutes as written, JC seconded. All in favor, 4-0, motion carried.
2. Board reviewed mail. Board discussed community rights resolution, intended to prevent future pipeline or other large development projects, proposed by Select Board. The Select Board plans to send a letter of invitation to various Boards to potentially form a committee around the resolution. The proposed resolution would likely take the form of a Zoning Bylaw. AR expressed concern at the amount of resources necessary to handle the documentation the proposed resolution would create for the Town, based on what is required in model Bylaws proposed by other Towns, e.g. Conway.
3. JC addressed the Board as a homeowner, not a Board member, regarding his short term rental business. JC received a letter from FRCOG stating that his business requires a Special Permit as an R-3 lodging house. He had appealed the decision to the Zoning Board of Appeals.
4. PW ANR. PW's presented lot division would create two nonconforming lots due to insufficient setback; however, the current lot is already nonconforming, as it has two primary residences. AR said that he thought the Board could sign the ANR as presented because it is not a subdivision, with a note that the Board advised PW of the zoning violation the ANR creates. PW had also consulted the building inspector and was waiting to hear back at the time of the meeting; RC suggested that the Board table the ANR until PW hears back with advisement from the building inspector. JC moved to table the application until a future meeting, RC seconded. All in favor, 4-0, motion carried.
5. Board discussed AG's decision on Telecommunications and Associate Member Bylaws. RC moved to approve the Attorney General's Authority to Waive Procedural Defects in the Notice of the Planning Board Hearing Notice - regarding Case No. 8371, Special Town Meeting of 11-15-16, KM seconded. All in favor, 4-0, motion carried.

*These minutes approved as amended by a vote of 4-0 on October 4, 2017.*

6. Board discussed email from David Kulp (DK) regarding broadband expansion. DK asked specifically about locations of potential growth in the Town and what the Board anticipated the rate of growth to be. Board intended to invite him to the meeting on October 4, 2017 to discuss his questions further.
7. AR presented revised forms for the Board to review. AR reformatted most forms. RC suggested that a number of the forms request map and parcel in addition to book and page. AR will revise forms again and bring them to the next meeting for further review.
8. RC briefly updated the Board on the Mohawk Trail Woodlands Partnership. RC will update again at the upcoming meeting.
9. Board briefly discussed printing new copies of the Zoning Bylaws after reviewing them accuracy.
10. Board discussed the agenda for the following meeting.
11. JC moved to adjourn the meeting, RC seconded. All in favor, 4-0, motion carried.

Meeting adjourned at 9:15 PM.

Respectfully submitted,  
Meghan Bowen, scribe