

**Ashfield Planning Board
Minutes of October 7, 2009**

Members Present: Michael Fitzgerald, Chairperson (MF)
Chris Farley (CF)
Ken Miller (KM)
Judy Haupt (JH)
Sarah Holbrook (SH)

Others Present:

The meeting is called to order at 7:35 pm.

1. Board reviews the mail.
2. Board review and accepts the September 16, 2009 meeting minutes as amended.
3. Pertaining to S. Lama's property, Board discusses when a retaining wall requires a permit. A six-foot wall requires a permit / 10-foot wall requires an engineer. CF expresses concern about this because of the proximity of the retaining wall to the road. MF offers to write an inquiry email to J. Hawkins.
4. MF reports about the past Select Board meeting in which a forum was held to discuss cell towers. Three members of the Planning Board attended this cell tower discussion. MF also wrote an article in the Ashfield News providing an overview of the history and past issues concerning cell towers in Ashfield.
5. KM presents official copy of the Rt. 112 Scenic Byway document. The document provides a historical, economic, agricultural, etc., description of the area and presents goals and objectives for towns to use and consider. Federal monies may become available for town projects. JH wonders if any guidelines were created for Rt. 112 properties, particularly those that are undeveloped. KM responds that this document provides information rather than regulation. It is discussed that that Board could use this information to create a scenic byway overlay to guide future development.
6. Board cross-references the AFD with the Rules and Regulations Governing the Subdivision of Land in Ashfield (RRGS) document. It reviews, edits, and/or discusses the following elements:
 - o Compares Purpose section of AFD with RRGs. Determines that 1, 2, 3 of the AFD are redundant with that of the RRGs. CF votes to remove anything that is not specific to the AFD.
 - o AFD- page 8 – add language “with Preliminary Plan” to heading of Submission Requirements section.
 - o RRGs – page 6 – reads “Preliminary plans shall be required for mixed uses or non-residential subdivisions.” Because of this, it is necessary for the AFD to have a Preliminary Plan.
 - o AFD – Page 8 – Definitive Plan section – change language to read “Along with the Definitive Plan....”
 - o Include language *Form A* and *Form B* in headers of Submission Requirements.

The meeting ends at 9:15 pm.

Respectfully submitted,
Barb Sussbauer

2/9/2010