

**Ashfield Planning Board
Minutes of November 4, 2009**

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

Others Present: Alan Rice

The meeting is called to order at 7:29 pm.

1. Board reviews the mail and discusses the HCI *Community Preservation Act* publication and CPA in general. MF provides some history of a past CPA initiative in Ashfield. The Board agrees to pass-on this publication to the Select Board.
2. Board review and accepts the October 21, 2009 meeting minutes as amended.
3. Alan Rice meets with the Board to discuss and review his special permit application and ANR documents. He and Holly Wescott have recently purchased 55.57 acres and plan to build a house, with access to the building site off Mary Snow's South St. driveway. Mr. Rice submits the Form A and fee and the Board reviews and signs the ANR.

Mr. Rice also would like to apply for a special permit for a common driveway. He has started the application process and asks the Board to review his application. Mr. Rice has spoken with and received signatures from the necessary town entities. Because the permit application requires a signature from the police chief, Mr. Rice asks if a signature from the police sergeant will suffice. The Board agrees that the requirement has been met in this situation.

The Board points out that the application should mainly focus on the section of the driveway that will be shared (begin at the public way to the point where it serves only one lot). The Board explains that it only regulates the portion that will be common, not the segment on their property. MF suggests that A. Rice create a larger view of the actual common driveway from the existing site plan.

It is also noted that Mr. Rice must provide a recorded deed / covenant of how the common driveway will be maintained. Mr. Rice states that he will try to have this at the time of the hearing. In reviewing the abutters' list, it seems as if some abutters have been omitted. A. Rice will speak with the Assessors about this.

Mr. Rice would like to proceed with the project and aims to have the hearing on Dec. 16, 2009. He also plans to return for another application review on Nov. 18, 2009.

The meeting ends at 9:15 pm.

Respectfully submitted,
Barb Sussbauer

2/9/2010