

**Planning Board
Meeting Minutes of June 6, 2012**

Present: Michael Fitzgerald, Chair (MF)
Lauren Preston-Wells (LPW)
Ken Miller (KM)
Brittany Martin (BM)

The meeting is called to order at 7:36pm.

1. Planning Board reviews the May 10, 2012 minutes. LPW moves to accept the minutes as amended, KM seconds and all vote in favor.
2. Planning Board discusses the end of year bill paying procedures. The information will be submitted to the Ashfield Town Accountant by June 27, 2012.
3. Planning Board discusses the Select Board meeting on May 9, 2012. AR and MF attended. MF will call AR to see when he is going to put something in writing regarding the Planning Boards decision to continue with FRCOG.
4. Planning Board discusses land laws, subdivision laws and specifically, Conway's subdivision laws.
5. Planning Board reviews and edits the Wind Turbine By-law. The following items are discussed:
 - a. 3.2.1 – Change 'all areas' to: the Agricultural Residential District;
Non-commercial wind facilities **taller than 50 feet** shall...Such facilities shall be less than **or equal to 60** kilowatts....shall be less than **or equal to 100** feet in....;
 - b. 3.2.3 – Change 'areas' to: the Agricultural Residential District;
 - i. more than **1 mile?** from the Town....;
 - c. 3.2.4 (b) – change to read: Manufacture's information on sound propagation shall be submitted along with a site plan;
Add (c) to read: The facility shall comply with sections 3.4 through 3.6 below.;
 - d. 3.3 - ...communications, aviation requirements and state and local noise regulations.;
 - e. 3.4 - ...loss or damage to persons, structures and/or the town occasioned by....
 - f. 3.5 - ...authority to prevent or allow the use or construction...;
 - g. 3.6 – To discuss further with more Planning Board members present.;
 - h. 4.1.1 - ...facility over 100 feet in height or over 60 kilowatts of....;
 - i. 4.1.2 (a) - ...to be any significant hazard to pedestrians or vehicles from the facility.;
 - (b) - ...created by the facility.;
 - j. 4.2 – MF would like to remove: or [400] feet above the land within [600] feet of the base.;
 - k. 4.3 (all statements below have been changed to 4.3.)
 - i. 4.3.1 – Wind turbines shall be set back a distance equal to [5] times [5x] the overall blade tip...;
 - ii. 4.3.2 – Wind turbines shall be set back a distance equal to [3] times [3x] the overall blade tip height...;
 - iii. 4.3.3 – Wind turbines shall be set back a distance equal to [3] times [3x] the overall height of the wind turbine from land...;
 - iv. 4.3.4 – Wind facilities shall be set back at least.....;
 - v. 4.3.5 – The Owner shall have control.....required sound study or [3] times [3x] the height, whichever is greater.;
 - l. 4.4 – Consider changing to the following: The Applicant or Owner /Operator will maintain a current general liability (GL) policy for the IWEF in an amount commensurate to the potential liability of the IWEF. It will cover, but not be limited to, bodily injury, property damage or loss, or business interruption. The Town shall be listed as an "ADDITIONAL INSURED" on said policy. The insurance company must be approved by the Board and must have an A.M. Best insurance Rating of at least A to A-. The costs of said policy shall be borne entirely by the Applicant or Owner/Operator who shall provide a "Certificate of Insurance" to the Board at least sixty (60) days prior to all renewals of the

policy. Notice shall be given to the Town by the policy provider in the case of cancellation or policy change no less than sixty (60) days before such cancellation or change.

6. KM motions to adjourn the meeting, LPW seconds and all vote in favor.

Meeting adjourns at 9:20 pm.

Respectfully submitted,

Brittany Martin