

**Planning Board  
Meeting Minutes of September 21, 2011**

Present: Michael Fitzgerald, Chair (MF)  
Ken Miller (KM)  
Lauren Preston-Wells (LPW)  
Alan Rice (AR)  
Walter Cudnohufsky, Associate Member (WC)

Others Present:

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

1. AR moves to accept the September 7, 2011 meeting minutes with revisions. LPW seconds it and all vote in favor.
2. LPW asks if there is anything in the town bylaws outlining or defining the differences between commercial and agricultural land uses. She also inquires how Ashfield regulates industrial uses of land. MF responds that it is through special permit.
3. MF reports that he has sent an email to GAW informing them that the Planning Board might consider one special permit for multiple towers. He has not heard back from them yet.
4. KM asks if the Board has received any notification from the FRCOG. He will check their website for future meeting dates.
5. Board discusses the Special Town Meeting scheduled for September 29, 2011, in particular the vote of Section IIB: Large-Scale Ground-Mounted Photovoltaic Facility. LPW is concerned that Ashfield is the only town that does not have a zoned area or a site plan review process. She believes that this situation is similar to not knowing the line between agriculture and commercial because it may open “the gate for allowing commercial energy projects in agricultural areas.” MF states that if J. Hawkins receives an application he either gives the applicant a building permit or directs them to the special permit process. It was discussed that because the town was working to meet the time-frame of the Green Communities initiative, the Board was not able to investigate site plan review.

AR compares a solar installation to a large house site or farm complex and asks why concerns for a solar installation are different. LPW comments that it is the use of land that makes a difference. She states her concern for regulating aspects of a solar installation, such as lighting at night, without site plan review. The question also arises if Chapter land can be used for this type of installation.

6. Board discusses the situation concerning S. Lama.

Meeting adjourns at 9:00 pm.

Respectfully submitted,  
Barb Sussbauer