

New Ashford Planning Board Meeting

New Ashford Town Hall

March 18, 2025

Planning Board Present: Jen Lescarbeau (Co-Chair), Diane George (Co-Chair), Steve Jennings, Richard George, Tammy Steinhoff

Absent: Kevin Flicker (alt)

Others Present: Lori Jayko, Pat McColgan, Matt Barnes, Troy Therrien

Meeting opened at 4:30

1. Approve Minutes from Previous Meeting: On a motion by Steve, seconded by Diane, the minutes from the February 12, 2025, New Ashford Planning Board meeting were approved unanimously.

2. Public Comment: None

3. Review Form A Application presented by Pat McColgan on behalf of Charles Morrone: Pat presented the Board with a plan for Charles Morrone, at 9 Mallery Road, to give 1.15 acres to the abutter, Keith Lacasse, at 91 Route 7. The Planning Board reviewed the plan. Steve made a motion to accept the plan as submitted, seconded by Jen. The motion passed unanimously. The Board signed the plans. The check was submitted.

4. Review Special Permit Application from Berkshire Engineering on behalf of Matt Barnes: Steve recused himself from the discussion. The board reviewed the plans, which include taking down the barns, adding garage doors and an addition to the existing building for offices, creating a parking area, and adding a wall mounted sign. The plan meets frontage requirements. There's existing septic. The road on the plan is mislabeled as Mallery and needs to be changed to Cemetery. If they want to make changes in the future, they will need to apply for a new special permit. Matt will resubmit the plan with the correct road name and the Board will hold a public hearing on April 15 at 7:00. Matt will notify the property abutters and pay the ad fee. Lori will post it in the newspaper and notify the abutting towns.

5. Continue ADU Discussion: The Board reviewed the proposed amendments to the zoning by-laws as drafted by legal counsel. Diane is waiting for clarification about the short term rental being up to 30 days. Legal counsel says short term rental is already defined by state law. The Board will hold a public hearing on April 15 at 7:30. Lori will place the newspaper ad and notify the abutting towns. The proposed bylaw amendments will be presented at the Annual Town Meeting and once approved by town vote, will be sent to the Attorney General's office for approval.

6. Unforeseen Business: Jen is turning over the Planning Board e-mail address and primary Planning Board contact to Diane.

Meeting adjourned on a motion by Steve, seconded by Diane at 5:35.