

New Ashford Planning Board Meeting

New Ashford Town Hall

March 24, 2026

Board Present: Diane George (Chair), Richard George, Lars Reinhard, Tammy Steinhoff, Steve Jennings, Kevin Flicker (alt.)

Others Present: Lori Jayko, Todd Oifer, Jack Criddle, Therese Nishimura, Cindy Grosso, Ed Grosso, Alan Steinhoff, Dennis Egan, Susan Supranowicz, Helen Majchrowski, Lori Trottier, Louisa Volpi, Jack Lynch, Geoff Fitzgerald, Wayne Violette

Meeting opened at 10:00

1. Approve Prior Minutes: On a motion by Steve, seconded by Richard, the minutes from the November 17, 2025 New Ashford Planning Board meeting were approved.

2. Public Comments: None.

3. Lusia Volpi presented the Board with a Form A ANR application, on behalf of Robert Shea, for lots 81 & 82 on Ingraham Road to trade two small, equal pieces of land into existing parcels. The lots meet all criteria, including frontage, and are not individual building lots. The Board reviewed the plot plans. Steve made motion to accept the ANR. The Board signed the copies. The check was submitted.

4. Preliminary Master Plan Presentation by Brodie Team: Geoff Fitzgerald and Wayne Violette, from Bohler Engineering, presented conceptual drawings of the Brodie property as an all season alpine resort village. They envision making mountain improvements to add ski trails and lifts, base area facilities and resort amenities such as skiing, mountain biking, entertainment, restaurants, second homes, vacation rentals, and a European spa over 3-4 acres with hot and cold pools and meditation space. The plan expands on the existing resort by identifying an area for additional skiable terrain and making upgrades for adventure and wellness tourism. The resort would be a mix of public and private use. The entrance past the daily parking lot would be converted into a walk through village with lodge amenities and restaurants where the former lodge was located. The two main ski lifts would be reconstructed and a restaurant/observation area constructed at the mountain peak. The Board said there may be restrictions on development above 1,500 feet, and conservation considerations. The developers will look into it. There would be overflow parking, about 60 townhouse units, small and large stage opportunities for live music, ice skating, and vacation homes. The north side of the area would have residential, multi-unit buildings such as condos and vacation rentals with around 80 units. Around 110 vacation rentals that are ski in and ski out are planned to be serviced by two new ski lifts. A mountain-top hotel with 100 rooms and parking is planned for the back of the property to be used primarily as a wedding venue. Residents expressed concerns about construction near abutters, including noise and lighting and the location of maintenance facilities. Diane asked about building height, pointing out that the town is served by a volunteer fire department that does not have a ladder truck. Buildings are expected to be up to three stories and commercial spaces will have sprinklers and pumps. Townhomes would be 2 ½ stories. The town does not have a police department for noise and traffic control. There will likely be private security. There was discussion of water and sewer considerations. They will need an approved system by MassDEP.

They do not know yet if they will do snow making. There is a deed restriction on downhill public skiing. Skiing will be private until the restriction is over. There was concern expressed that school age children living in town add significantly to the tax levy. Brodie said it will not be deeding out residences and envisions their second home option to be condos that are not used as permanent housing. They do not have a timeframe and are in discussion with base tenants and partners for the spa and hospitality. The Planning Board can hire a project manager at Brodie's expense. The Building Inspector should be consulted and she may need some help due to the size of the project. A performance bond will be required. No formal applications have been submitted and no action is required of the Planning Board at this time.

5. ADU Update: Diane got notified in December that the Attorney General accepted the ADU bylaws with the deletion of having a permanent foundation.

6. Any Unforeseen Business: None.

Meeting adjourned at 11:23 on a motion by Steve, seconded by Tammy.