

New Ashford All Boards and Committees Meeting

New Ashford Town Hall/Zoom

August 12, 2024

Select Board: Jason Jayko (Chair), Ken McInerney (MLP Manager), Mark Phelps

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

Board Of Health: Richard George (Chair), Emily Gagliardi

Conservation Commission: Ken McInerney (Chair), Helen Majchrowski, Lori Trotter, Susan Supranowicz

Zoning Board of Appeals: Alan Steinhoff (Chair), Allen Seney, Kevin Flicker

Plumbing and Gas Inspector: Walker Haig

Building Inspector: BJ Church

Fire Chief: Frank Speth

Brodie Mountain LLC Representatives: Anthony Gregorio, Matt Ostrander

Others: Lori Jayko, Linda Seney, Ed Grosso, Cindy Grosso, Dee Flicker, Marc Lescarbeau, Maureen Jennings, Lars Reinhard

Zoom: Mary Rojo

Meeting opened at 6:30

1. Brodie Mountain Discussion: Matt Ostrander, contractor for Brodie Mountain LLC, said they want to clean up the vandalism on property. Anthony Gregorio, project manager for Brodie Mountain LLC, said they want to secure the property. Steve Jennings advised that the plans that were approved in 2007, for a resort district overlay, are no longer valid as they were not acted upon. BJ Church, Building Inspector, noted that the plans are not up to current building codes. A conservation restriction was filed for an easement of land to remain untouched. Anthony said it is 88 acres. Anthony said they want to maintain plans on the 12 unit building that exists. BJ said the building is classified as abandoned, due to two years of no use. Nothing is grandfathered. Brodie needs to start over from scratch with new plans and needs to get any new use approved by the Planning Board. They are allowed to do work to secure and protect the structure from further damage. Anthony said he would like to live there and have space for the partners to stay. Future possible plans include off-campus housing for college students or an Airbnb. They need to provide a hard copy of the building plans to the Planning Board, defining the proposed usage. The Planning Board can hire whatever experts needed at the owners' expense to review the plans. Once the usage is approved by the Planning Board, BJ can advise on the requirements for the building code. The building is not usable without an approved special permit and meeting the current building code. A certificate of occupancy for one unit is not an option – the entire building must be considered to get a certificate of occupancy. It's in a rural residential zone which allows for a single family or duplex dwelling only. The property is zoned commercial within 500 feet of Route 7, the remainder is residential. Anthony said they had to cut down trees for 911, as the towers were without power. They want to take down chair lifts and make the pump house safe. They are working on an NOI for the Conservation Commission for repairing a collapsed culvert pipe, so the Fire Department can get across while meeting stream crossing standards, making the pumphouse area safe as it is in River Front resource area, and the removal of ski lift equipment located within the pond resource area. The Conservation Commission jurisdiction stops at the ends of resource areas. Plumbing Inspector, Walker Haig,

said he needs to witness a pressure test. The Board of Health said a Title V is necessary. The sprinkler plan for fire suppression needs special piping and a holding tank. The plan is not up to current code. Allowable action is to secure buildings, repair/maintenance, and ski lift removal. The majority of the Conservation Commission (Lori Trottier, Ken McInerney, Helen Majchrowski) approved securing buildings, repair/maintenance, and ski lift removal that is outside of resource areas. Susan Supranowicz abstained. Next step: Brodie Mountain LLC needs to apply for a special permit with the Planning Board and present hard copy plans with a usage proposal.

Meeting adjourned at 7:30 on a motion by Ken, seconded by Jason.