

## New Ashford Planning Board Meeting

New Ashford Town Hall

October 23, 2024

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

Others Present: Lori Jayko, Allen Seney, Linda Seney, Eileen Gabriel, Cindy Grosso, Alan Steinhoff, Ed Grosso, Susan Supranowicz, Kevin Flicker, Lars Reinhard, Mario Gagliardi, Helen Majchrowski

Call-In: Todd Oifer

Meeting opened at 6:02

1. Approve minutes: On a motion by Steve, seconded by Richard, the minutes from the May 2, 2024 New Ashford Planning Board Meeting were approved unanimously. On a motion by Steve, seconded by Tammy, the minutes from the August 12, 2024 All Boards Meeting were approved unanimously.

2. Meet with Todd Oifer to discuss plans for Brodie Mt: Jen read the e-mail out loud that Todd submitted to the Planning Board stating that he would like to develop Brodie to “provide entertainment, recreation, short term housing and dining on the property formerly operated as Brodie Mountain Ski Resort and previously permitted as Snowy Owl Resort. The proposed uses are consistent with the intent of the Town of New Ashford Zoning Section 11, Planned Unit Resort Development (PURD) Provisions. This will include: finalization of the partially complete ‘12 unit’ residential building for short term rental; renovation of the cantina as a welcome center, lodge, restaurant and bar; renovation of the chalet as an office/store with short term rental; renovation of the lift house for lift operation and short term rental; and renovation of the maintenance garage for onsite maintenance needs. Recreation uses proposed will include outside entertainment for the public like lift access to the mountain for site seeing, hiking, and biking and possibly creating an outdoor music venue for periodic small concerts. These desired uses and improvements will require infrastructure construction to improve access and to provide potable water and fire protection as well as sewage disposal meeting applicable codes.” The Planning Board told Todd that it cannot grant anything without an application for a special permit which needs to include a hard copy of the building plans and defined usage for the property. Anything that was approved for Snowy Owl, including the PURD, is no longer valid. Todd clarified that the mountain biking trails would extend to an abutting property’s trails and be for non-motorized bikes only. Current zoning is rural residential. A completed special permit application with the items detailed on the check list must be submitted to the Town Clerk along with the applicable fees. The Planning Board will review with the other boards in town. Any board can hire consultants at the applicant’s expense.

3. Discuss new ADU (accessible dwelling units) law that go into effect next year: Jen e-mailed Berkshire Regional Planning for guidance on what the Planning Board needs to do about the new legislation for accessible dwelling units and hasn’t heard back yet. Diane will contact other towns to see how they are handling it. It may be necessary to create a new by-law.

4. Any unforeseen business: Tammy contacted other towns about their Planning Board fees. The Planning Board will review its fee schedule, as it has not been updated in many years. This will be on the next meeting's agenda.

Meeting adjourned at 6:31 on a motion by Steve, seconded by Jen.