

New Ashford Planning Board Meeting
New Ashford Town Hall/Teleconference
July 14, 2021

Board Present: Jen Lescarbeau (Chair), Mark Phelps, Tom Morton, Steve Jennings, Richard George, Kevin Flicker (alt.)

Others Present: Lori Jayko, Matt Kelly, Jeff Lynch, Harrison Searles Jr, Allen Seney, Alan Kapiloff

Meeting opened at 7:30

Harrison Searles video recorded the meeting.

1. Approve minutes from prior meeting: On a motion by Mark, seconded by Jen, the minutes from the June 2, 2021 New Ashford Planning Board Public Hearing continuation were approved as amended. On a motion by Mark, seconded by Kevin, the minutes from the June 2, 2021 New Ashford Planning Board were approved.

2. Discuss special permit application for Lot 09-18 Beach Hill Road: Jen clarified that Kurt Singer bought and combined both lots before he built. There was no precedence set for this case. Town Counsel advised, by e-mail on 6-13, that this request should go to the Zoning Board of Appeals as a special permit is not the proper avenue. Allen clarified that the Zoning Board of Appeals cannot issue a special permit. They can only rule on an administrative level. Based on Town Counsel's advice, concerns of the neighbors, the best interest of the town, and enforcing the by-laws that everyone is expected to have 200-feet of frontage, Jen recommended denying the special permit application. Mark made a motion to deny the special permit, seconded by Jen. The Board voted by roll call vote of Mark, Kevin, Tom, and Jen to deny the permit. Steve abstained as an abutter and Richard abstained as he was not present at the public hearing.

3. Unforeseen Business: The Board reviewed the updated Form A plan for property on Ingraham Road and Route 7. Mark made a motion to approve the Form A application, seconded by Jen. The Board signed the maps. Jeff will get an affidavit to the Town Clerk.

Meeting adjourned at 7:52 on a motion by Jen, seconded by Mark.