

New Ashford Planning Board Meeting  
New Ashford Town Hall/Teleconference  
September 23, 2020

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

Absent: Richard George, Tom Murray

Others Present: Lori Jayko, Matt Kelly, Jeff Lynch

Call-In: Ken McInerney

Meeting opened at 6:01

1. Reorganize Board: On a motion by Mark, seconded by Steve, Jen was nominated as Chair. She agreed to serve as Chair for the rest of the year. On a motion by Steve, seconded by Jen, Mark was nominated as Vice Chair. On a motion by Steve, seconded by Jen, Tom was nominated as Clerk. Jen heard that Tom put in his resignation from the Board, however she has not received official notification from the Town Clerk. Jen will contact her.
2. Approve the minutes from the previous meeting: On a motion by Mark, seconded by Jen, the minutes from the 2-13-2019 New Ashford Planning Board meeting were approved.
3. Public Comment: None
4. Meet w/Matt Kelly regarding a driveway permit request and a lot division: Matt presented the Board with assessor's map number 9, showing lot plan number 55. The Board reviewed the map. Matt would like to subdivide the house lot, using 200 feet on the north side of the old general store as frontage and making a two-acre lot. He will get the lots surveyed, bring a plan, and the deeds to the Board. All lots need 200 feet of frontage and at least two acres. Someone would like to buy lots 53, 55, 67, and 68, making the remaining lots non-conforming. Two lots may need to be combined into one. There is driveway crossing multiple owners' property. If the lots are changed, the driveway will be subject to the common driveway by-law.

Matt would like a permit for the creation of a driveway for lot 29, by way of lot 19. The Road Commissioner has looked at it. The Conservation Commission was involved with the stream crossing. Ken McInerney, Conservation Commission Chair, noted that Conservation Commission only ruled on the jurisdiction of the stream, approving access over the span of the creek. Ken cannot find the recording of this at the Registry of Deeds and asked Matt to follow up on it. A driveway for lots 19 and 29 creates a common driveway and must follow the common driveway by-law, with the appropriate frontage, acreage, and length. Matt's attorney will propose a question that the Board can review and send to legal counsel.

The stream crossing may be a consideration for the Fire Department, in terms of the safety of use by the fire trucks. Matt said it was created with two trailer spans from Unistress, rated at 40-60 tons for each one. The span was not engineered.

A follow-up meeting will be set once town counsel is consulted.

5. Any other unforeseen business: None.

Meeting adjourned at 6:44 on a motion by Mark, seconded by Jen.