

New Ashford Planning Board Meeting
New Ashford Town Hall
February 13, 2019

Planning Board Present: Jen Lescarbeau (chair), Steve Jennings, Mark Phelps
Absent: Richard George, Tom Murray, Kevin Flicker (alt.)
Others Present: Lori Jayko, Jason Jayko, Pat McColgan, Tom Greenwood

Meeting opened at 5:43

1. Approve minutes: On a motion by Mark, seconded by Steve, the minutes from the 12-19-2018 Planning Board Meeting were approved.
2. Public Comment: None.
3. Meet with Pat McColgan concerning splitting the property at 91 Route 7 into two lots: Pat McColgan turned in plans, on behalf of Keith and Jacqueline Lacasse, to subdivide property at 91 Route 7 into two lots. He submitted the Form A application and the \$100 fee. The Board reviewed the plans and determined there is adequate frontage on both lots. The Board signed the copies of the plans, and kept a copy for their records, and a copy for the Town Clerk.
4. Discuss Greylock Valley Estate's interest in using the property as a wedding venue: Tom Greenwood contacted the Planning Board, by e-mail, expressing interest in using his property, at the Greylock Valley Estates, as a wedding venue. The property is in a residential zone. The Board reviewed the zoning bylaws and determined that the request meets the requirements for a special permit, provided that the town attorney agrees. Stipulations may be imposed by the Board, such as the permit being non-transferable (as allowed by legal counsel). The Board encouraged Tom to send a special permit application by certified mail, at which time the Board will schedule a Public Hearing. The property abutters and the abutting towns will need to be notified. The special permit needs approval by at least four of the five Planning Board members. The Board gave Tom a special permit application checklist and will locate a special permit application and send it to him. The Board will review records of when Louise Palmer was granted a special permit for the same purpose. Event considerations are contacting the Building Inspector when there is a tent and getting approval each time to serve liquor.
5. Prepare initial estimate of forecasted Planning Board expenses for FY 20: The Board agreed that the current budget amount of \$150 is sufficient for its expenses.
6. Unforeseen Business: Jen received a phone call inquiring about the regulations for tier three cannabis cultivation sites. Specifically, the caller wanted to know if there are regulations set by the town or if the town follows the state's regulations. This is the first discussion, by the Board, concerning cannabis. Cannabis cultivation is not considered agriculture. It is unclear if a special permit is applicable. The town could get tax revenue from cannabis cultivation. The Board will review the guidelines put forth by the state Cannabis Control Commission.

Meeting adjourned at 6:48 on a motion by Mark, seconded by Jen.