

New Ashford Planning Board Meeting
July 27, 2016

Board Present: Flavia Mastellone (Chair), Mark Phelps, Jennifer Lescarbeau, Kevin Flicker (alt.), Tom Murray, Steve Jennings
Others Present: Pat McColgan, Arun Ankola, Jason Jayko, Lori Jayko

Meeting opened at 5:00

1. Pat McColgan, surveyor, presented the board with property maps of a potential Form A subdivision proposal for the Econolodge property. Lot 1 would include the 19 room motel building and 2 acres. Lot 2 would include the back 6.2 acres, the rear motel building, and three cottages. The Lots would have a shared leech field (located on lot 2). Lot 2 also supplies water to the motel. Initially, the lots would share a driveway with Lot two eventually getting a driveway on Old Route 7. The Planning Board will need to issue a permit for the common driveway after the property is split. There was discussion about the property's losing zoning allowances, once subdivided, that it has been grandfathered into. Pat advised the board that Chap. 40 Sec 81L applies to this property concerning pre-existing buildings. Lot 2 has been left with enough frontage to subdivide again if necessary to comply with zoning by-laws. The purpose of the subdivision is to sell Lot 1 and retain Lot 2 for personal property.

A Public Hearing is not needed for a Form A.

The Board will provide Town Counsel with the plans for review focusing on avoiding zoning violations. Mark will work through the Select Board on this. Don Torrico, Building Inspector, will be informed also.

The board will review the subdivision zoning bylaws.

Mark recommends the board members drive down Old Route 7 to look at accessibility.

2. On a motion by Mark, seconded by Flavia, the minutes from November 18, 2015 were approved. On a motion by Flavia, seconded by Tom, the minutes from June 30, 2016 were approved.

Mark will call the Berkshire Regional Planning Commission to follow-up on the proposed by-law changes going through the legislature concerning multi-family structures by right.

The meeting was adjourned on a motion by Mark, seconded by Flavia at 5:41.