

Minutes

New Ashford Planning Board

The NAPB had a meeting on June 30, 2016, attended by Mark Phelps, Flavia Mastellone, Steve Jennings and Jennifer Lescarbeau. Tom Murray was out of town.

We organized the board as follows:

Chair: Flavia

Vice Chair: Mark

Clerk: Jen

We believe that Kevin Flicker is still the Alternate Planning Board Member and we will invite him to future meetings.

Lori Jayko is the Town Secretary and she will also be invited to future meetings.

Mark brought up the issue of the height restriction in the windmill bylaw – he said someone at town meeting brought this up.

The board decided that since there was no specific pending issue regarding windmills, and that a by-law change is costly and time-consuming, the board decided to take no action at this time.

Mark also brought up a new zoning enabling bill that would give the by-right ability to build 8 units per acre making local zoning irrelevant – also not taking into account issues in towns without municipal water or sewer. The board voted to endorse the comments made by the Mass. Municipal Association, part of which is quoted below, and authorized Mark to contact Rep. Gail Cariddi.

"[The bill] would mandate every city and town to establish "by-right" zoning districts for multi-family housing, removing any special permit or local approval process except normal site plan review, with NO provisions that these housing units meet the affordability needs of the community, and prohibiting communities from setting density provisions less than 8 units per acre in rural communities and 15 units per acre in all other communities," the MMA wrote in a letter to senators."

The board decided that we would keep our future meetings on an "as needed" basis, and adjourned the meeting.

Respectfully Submitted,

Flavia