

New Ashford Planning Board Meeting

New Ashford Town Hall

December 19, 2024

Planning Board Present: Jen Lescarbeau (Co-Chair), Tammy Steinhoff, Richard George, Steve Jennings

Absent: Diane George (Co-Chair), Kevin Flicker (alt)

Others Present: Lori Jayko, Luisa Volpi, Lars Reinhard

Meeting opened at 6:00.

1. Approve minutes from last meeting: On a motion by Steve, seconded by Jen, the minutes from the December 5, 2024 New Ashford Planning Board meeting were approved unanimously.

2. Luisa Volpi will present redrafted ANR plan: The Board reviewed the redrafted ANR plan for Steepleview LLC to give ten feet of land to the town's Old Schoolhouse plot. Steve made a motion to sign the ANR, seconded by Jen. The motion passed unanimously and the Board signed the plan and copies.

3. Continue ADU by-law discussion: The state law on ADU's goes into effect on 2-2-25. The town will follow the specifications of that law, until its own by-laws are enacted. The Planning Board will have by-laws prepared for the Annual Town Meeting warrant, to avoid the expense of a Special Town Meeting.

The by-law will open with a purpose then include that ADU's will be authorized by special permit from the Planning Board. One will be permitted per lot, not to be used for short term rental. ADU's will comply with the building permit process and obtain a certificate of occupancy. They will have their own separate entrance, meeting the building code for safe egress, and will have an off-street parking spot. Dimension requirements will include that the gross floor area not be greater than 50% of the gross area of the primary dwelling, not to exceed 900 square feet and 25 feet in height. ADU's must meet Board of Health requirements for water and sewer. The ADU must be on a cement foundation, and cannot be a mobile unit.

The Planning Board will draft the ADU by-law proposal, send it to legal counsel, have a public hearing and submit the by-laws for approval at the Annual Town Meeting.

The Board discussed how the by-law is numbered. They may add a section for accessory dwelling units or put it under special permits.

Jen will send out an e-mail to schedule a meeting in January.

4. Unforeseen business: No one has heard from Brodie.

Meeting adjourned at 6:51 on a motion by Steve, seconded by Jen.