

New Ashford Planning Board Meeting  
New Ashford Town Hall  
January 29, 2025

Planning Board Present: Jen Lescarbeau (Co-Chair), Diane George (Co-Chair), Tammy Steinhoff, Richard George, Steve Jennings, Kevin Flicker (alt.)

Others Present: Lori Jayko, Mark Phelps, Matt Barnes, Matthew Trisic, Troy Therrien

Meeting opened at 2:02

1. Approve Minutes from Prior Meeting: On a motion by Steve, seconded by Tammy, the minutes from the 12/19/2024 New Ashford Planning Board meeting were approved unanimously.

2. Public Comment: Matt Barnes is interested in purchasing Dan Jennings' lots on Cemetery Road to store trucks and have an office as a base of operation for his business. Steve recused himself from the discussion, due to his relation to Dan. The Planning Board advised Matt to present them with a plot plan and proposed usage. A public hearing, with the abutters notified, would be necessary before the Planning Board could approve. Diane encouraged him to review the zoning by-laws and note the requirements for signage and lighting.

Matthew Trisic, owner of Bondhu, asked about the process for changing the business usage.

Anything other than the approved usage will need to be brought before the Planning Board. A public hearing would be required, with notification to the abutters and ad fees. A BnB would require a special permit from the Planning Board.

The Board discussed requirements for common driveways in reference to a driveway on Beach Hill Road. The current usage is likely a private party agreement and not a Planning Board issue.

Approved common driveways should be filed at the Registry of Deeds. All driveway permits, on town roads, should come before the Planning Board.

The Board will review the permit fees at a future meeting.

3. Continue ADU Discussion: The state law concerning ADUs goes into effect 2-5-25. The Planning Board did not feel that it was necessary to encumber the town with the expense of a Special Town Meeting, with the Annual Town Meeting being in May. They are drafting ADU by-laws and will hold a public hearing before the ATM, so the by-laws can be on the ATM warrant. The Board reviewed the draft of the by-laws which includes that ADUs are for residential use only and will not be used for short term rental, with short term being defined as up to thirty days. ADUs will not be mobile and will be on a fixed foundation. No living unit on wheels will be considered an ADU. Off street parking will be required. Square footage and height requirements are specified. The purpose of the ADU by-law is to support Massachusetts' effort to address the housing shortage. ADUs will meet all set back and title V requirements. A site plan must be presented to the Planning Board for review. The ADU by-law will be sent to the Building Inspector for feedback. Any ADU shall comply with building code, fire code, the Board of Health, general town by-laws, and must obtain a certificate of occupancy. The Planning Board will seek permission from the Select Board to discuss the by-laws with town counsel, with the goal of holding the Public Hearing in March.

4. Any Unforeseen Business: None.

Next meeting tentatively February 12

Meeting adjourned at 4:08 on a motion by Steve, seconded by Jen.