

New Ashford Planning Board Meeting

New Ashford Town Hall

February 12, 2025

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

Absent: Kevin Flicker (alt.)

Others Present: Lori Jayko, Cindy Grosso, Ed Grosso

Meeting opened at 6:00

1. Approve minutes from prior meeting: On a motion by Steve, seconded by Richard, the minutes from the January 29, 2025 New Ashford Planning Board meeting were approved unanimously.
2. Public Comment: Ed and Cindy Grosso would like to install solar panels at their house on Route 7. If the panels are installed within 20 feet of the property line they will generate 8,000 kilowatt hours per year. If the panels are placed near the property line they will get 10,700 kilowatt hours per year. They would like to know the process for getting a variance to allow placement near the property line. They consulted with the Zoning Board of Appeals which advised they need a rejection from the Planning Board or Building Inspector before the ZBA can rule. They will contact the Building Inspector. If she denies the project for setback reasons, they will file a notice of appeal with the Town Clerk.
3. Continue ADU Discussion: The Building Inspector reviewed the proposed ADU bylaws, by e-mail, and said they look good to her. Legal counsel said bringing the specific wording to be printed in the town warrant, of the zoning bylaw amendments will not have met the requirements of the state law. The Board needs clarification on that statement from legal counsel. Diane will ask the Select Board for permission to have legal counsel draft the ADU bylaws. Once the bylaws are drafted, they will hold a public hearing and submit the bylaws to the Select Board to go on the annual town meeting warrant. The Board will ask legal if the requirement for passing at town meeting is 2/3 or majority vote. The Board discussed placement of the bylaws in the zoning bylaws by adding a section 12 for ADUs. The Board would like to have their public hearing by April 29 or earlier and will meet in March to finalize the ADU bylaws.
4. Any Unforeseen Business: The Board reviewed the Planning Board Fees. Steve proposed changing the fees as follows: Form A from \$100 to \$200, with \$100 for each additional lot. Preliminary Plan B from \$250 to \$500, with \$100 per lot or housing unit. Definitive Plan C from \$500 to \$1,000, plus \$100 per lot or housing unit. Variance fees from \$100 to \$200. Special Permit fees from \$100 to \$200. Planned Unit Resort Development from \$1,000 to \$2,500. Site Plan Review from \$100 to \$200, plus any expenses incurred by the Board. Jen made a motion to accept the proposed fees, seconded by Diane. The motion passed unanimously. Lori will type the updated fee schedule with the adopted date and will post it on the town website.

Next meeting TBD

Meeting adjourned at on a motion by Steve, seconded by Jen at 7:13.