

Minutes of Alford Planning Board
ZOOM meeting
Thursday, February 25, 2021

In attendance: Larry Gadd, Alex Glover, Mort Josel, Shirley Mueller, Otis Lougheed

Also in attendance:

Kate McCormick, McCormick, Murtagh & Marcus, attorney representing Laura Bailyn and Nicholas Diamond
Paul Bailyn, 123 Green River Road (father of Laura Bailyn)
Margareta Thaute, 117 Green River Road
Laura Bailyn and Nicholas Diamond, applicants
Nevin Shalit, 56 Boulder Road
Mark Holmes, builder
Charlie Ketchen, Selectman
Susan Lyttle, 42 Boulder Road
Jackson Alberti and Marc Volk, Foresight Land Services
Henry Scollard, architect

Larry called the meeting to order at 6 pm.

Mort made a motion to adopt the minutes of the June 10, 2020 meeting. The motion carried; the minutes were adopted.

Mort made a motion to adopt the minutes of the February 17, 2021 meeting. The motion carried; the minutes were adopted.

Alex read aloud the advertisement that was published in the Berkshire Eagle for two consecutive weeks:

Notice is hereby given that at 7:30pm on February 17, 2021 the Alford Planning Board will hold a public hearing on the application of Laura Bailyn and Nicholas Diamond for a Special Permit from the Planning Board for property located at 123 Green River Road Road, Alford, Massachusetts, Alford Assessors Map 402, Lot 16, currently owned by Dean Forsman (i) pursuant to the Alford Zoning Bylaw to construct a driveway in excess of 500 feet, pursuant to Section 7.5.3; and (ii) grade >6% pursuant to 7.5.4 and (iii) employ common driveway pursuant to 7.5.6 and (iv) the extraction of earth materials for the construction of residential structures and driveway pursuant to Appendix B, #7. Copies of the application, plans and supporting materials are available for inspection on the town website, townofalford.org. An agenda will be posted with the Zoom link at least 48 hours prior to the meeting.

Alford Planning Board, Laurence Gadd, Chairman

Marc Volk and Jackson Alberti made a presentation of the plans for the driveway to be constructed: it will be a total of 1450 feet long, from Green River Road to the proposed house

site. Fire Chief Berkel reviewed the plans and made a few suggestions. The driveway will be completed after the construction of the house is essentially finished. There will be 3 bump outs, each 20 ft. wide and 40 ft. long, to allow emergency vehicles to pass each other and/or turn around. Chief Berkel also suggested that some branches that hang over the driveway be cut, and that a few bushes and trees be removed. Larry asked that the plans be signed by Chief Berkel, and that he indicate on the plans exactly where the trees are that need trimming and/or removal.

There was then a long discussion regarding the status of the existing portion of the driveway. The first 400' feet are on an abutting property on a granted easement. This portion of the driveway is on Margareta Thaute's property, 117 Green River Road, about 20 ft from Paul Bailyn's property, 123 Green River Road. Multiple parties may have access to this right of way, but the applicants are the only ones using it for entry to their property. Abutters to this driveway easement to the north and south have separate driveways and do not use this right of way. This driveway in question was constructed in 1963, predating Alford town bylaws. It has been improved at times over the years. This right of way is grandfathered in; it is not designated, nor does it fall within the definition of a common driveway.

Alex made a motion to permit the applicants to withdraw their application for a common driveway. The motion carried. The application was withdrawn.

What is needed is a Special Permit for a driveway in excess of 500 ft. Approval will be given when confirmation from Steve Berkel that his conditions are met is received.

Alex made a motion to close the public hearing portion of the meeting. The motion carried. The public portion of the meeting was closed.

Alex made a motion to grant a Special Permit for the driveway as shown on revised plans dated 1/13/21, subject to conditions outlined in an email from Marc, the removal of bushes and tree branches and 1 or 2 trees per Chief Berkel's recommendations, and any other requirements he may have, and obtaining necessary permissions from the Conservation Commission.

The motion carried. The Special Permit was granted with the above mentioned conditions.

Site Plan Review: The Site Plan review was begun but when it was found that there were no dimensions on the plans of the proposed house, and no lighting design for the APB to review, it was decided to have a special meeting so all requirements of submission could be reviewed.

It was agreed that the next meeting would be held on Zoom on Wednesday, March 3, 2021 at 4 pm.

Shirley made a motion to adjourn. The meeting adjourned at 7:50 pm.

Respectfully submitted,
Barbara Kahan

