Minutes June 12, 2019

Meeting of the Alford Planning Board

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

The meeting was called to order at 7:30 pm

Otis was welcomed as newest member of Alford Planning Board

Alex made a motion to approve the minutes of the May 18th meeting. The motion carried; the minutes were adopted.

1. Tom Henriques, 19 East Road:
   Re: the division of his property: the APB requested that Tom ask Mike Parsons to create 3 legal lots and bring a drawing to the next meeting. Alex said she would speak to Mike and explain what the APB needs to see. Tom (and Mike) will be placed on the agenda for the July 10th meeting.

2. 0 Alford Road:
   Attorney Lori Robbins, with her clients Daniel and Linda Volpano, who are under contract to purchase a 20 acre parcel currently owned by Julianne Bresciani, and Nick Anderson of Berkshire Engineering. They were present to discuss their site plan application, i.e., the feasibility of their proposed construction within the stream and pond overlay district (SPOD). They would like to build a single family home on unimproved land and a garage, an accessory building, i.e., a barn with an apartment on the second level, and a pool.
   Otis is an abutter (a tenant in a property owned by Ray Wilcox). All of the abutters were invited to walk the property with Berkshire Engineering.
   The gross square foot area of the proposed house is 3925, the detached garage is 750. The proposed pool is 1575 sq. ft. and will be screened. The proposed barn is not within the SPOD and is proposed to be 1500 sq. ft., and about 20 feet high. The proposed site of the septic field is not within the SPOD. Ms. Robbins said that there would be very modest tree removal (outside of the SPOD), a well would be sited outside of the SPOD, there would be a minimum of cut and fill and the only exterior lighting within the SPOD will be wall mounted downward facing lights.
   There will be no basement; the house will be on one level built on a slab. There will be an open breezeway connecting the house and the garage. The plans were filed with the APB on June 12, 2019.
   Alex made a motion to approve the site plan as presented with some conditions:
   1. No deviation from the plan without prior approval
   2. The house is less than 4000 sq. ft.
   3. That these conditions will be attached to the plan that is filed.

   The APB voted, the motion carried. The site plan was approved with stated conditions.
Alex suggested that the APB meet with the Conservation Commission to go over some of the vagaries of the zoning laws re: SPOD.

3. Building Inspector Owen Wright: he had questions about rebuilding and/or altering accessory structures, i.e., who grants approval, ZBA or Select Board? It was agreed that the bylaw needs to be rewritten and the APB is hard at work clarifying, re-writing, and reviewing the current bylaw.

Larry made a motion to adjourn. The motion carried. The meeting adjourned at 9:30 pm.

Respectfully submitted,

Barbara Kahan