Minutes May 8, 2019

Meeting of the Alford Planning Board

In attendance: Mort Josel, Charlie Ketchen, Shirley Mueller, Alexandra Glover
Absent: Larry Gadd

The meeting was called to order at 7:35 pm.

Mort made a motion to approve the minutes of the April 17th meeting. The motion carried; the minutes were adopted.

Mike Parsons, with his client Tom Henriques, 19 East Road, came to have an informal discussion with the Planning Board regarding the division of the Henriques property. In December 2002, the property, total about 26 acres, was divided into 2 parcels, Lot 1 and Lot 2. On the same deed is Lot 1, Lot 2 and Lot 3. Although the lots are deeded, they are not deeded separately. Mr. Henriques wants to create a rear lot, build a house for himself on it and then sell off his front lot. In order to comply with the requirements for a rear lot division some issues need to be addressed. There are some vagaries in the bylaw that Alex said she would look into: 1) definition of rear lot 2) if there can be 2 sub-minimum lots 3) illusory frontage or access on part of it.

It was decided by the members present that the examination/review of the bylaws would be suspended until the next meeting as Chairperson Gadd was not present and his input is too valuable.

The members agreed to meet again on Thursday, May 16 at 6:30 pm in order to continue the review of the bylaws.

Mort made a motion to adjourn. The motion carried. The meeting adjourned at 8:55 pm.

Respectfully submitted,

Barbara Kahan