

Minutes of Alford Planning Board  
ZOOM meeting  
Wednesday, April 14, 2021

In attendance: Larry Gadd, Alex Glover, Mort Josel, Shirley Mueller, Otis Lougheed  
Also in attendance: Mike Parsons, Daniel Katz, Maya Katz, Mark LeVasseur, Marc Volk, Steve Mack

The meeting was called to order at 8:03 pm  
Shirley made a motion to approve the March 10<sup>th</sup> minutes. The motion carried, the minutes were adopted.

- 1) Daniel and Maya Katz, represented by Mike Parsons of Kelly, Granger, Parsons & Associates:  
The Katzes have a Purchase and Sale agreement to buy 24 East Road and would like to build a second dwelling in the back yard. Before they purchase the property they want to know that they can augment the property. Evidently, in 2006, when Greenhill Assoc. owned it, a rear lot was created by ANR application. The front lot is about 8.5 acres and has more than the required 250' frontage. The rear lot is about 23.7 acres with about 125' of frontage. They want to access the rear lot with the existing driveway which will become a common driveway.  
The Planning Board suggested that because this property was contiguous and held in common ownership in 2002, then divided and sold in 2006, it does not meet the requirements of the bylaw for rear lot/common driveway.  
Larry said he would like to ask Town Counsel for an opinion about the frontage as well as the rear lot, since the APB can not at this time make a determination with certainty.
- 2) Marc Volk, of Foresight Land Services re: Laura Bailyn and Nicholas Diamond, owners of property at 121 Green River Road:  
APB granted approval for the site plan and driveway on February 25, 2021. Subsequently the owners realized that the house needs to be re-oriented so it is facing southwest; the house, as approved on Feb. 25, is facing west – the tree line. All aspects are the same; they want to rotate the house about 35 degrees in order to take advantage of the view. Nothing else differs from the approved plan.  
Alex made a motion to approve this amendment to the prior site plan. The motion carried. The amendment was approved.
- 3) Mark LeVasseur, of Foresight Land Services, representing Robert Jeffrey Donelan, 185 East Road.  
Alex recused herself from this discussion.  
Mr. Donelan wants to create a rear lot on this property which has belonged to his parents since 1971. He proposes to create Lot 1 (front lot) of about 7.18 acres and about 610 feet frontage and Lot 2 (rear lot) about 14.67 acres and about 66 feet frontage. There is an existing driveway serving the existing house in the front. He proposes access to the rear

lot by a common driveway. A Special Permit will be required to extend the existing driveway to serve the rear lot.

- 4) Steve Mack, of Foresight Land Services, representing Larry and Ronnie Cohen, 41 Green River Valley Road (Route 71). They have a common driveway permit that was granted to the former owner, Goldman Family Farm LLC, in 2006.

The Cohens want to refine the driveway, to make it less steep and thereby safer. Larry advises them to ask Fire Chief Berkel to make a site visit so he can make his recommendations. The contractor wants to “rough in” the proposed new driveway to allow him access before the approval is granted.

Steve Mack said he will be making changes to his client’s portion of the common driveway, that which is on their property, not the entire common driveway. Alex said she will look into whether this proposed change requires a new Special Permit process, or if they can simply present an amendment to the already approved existing driveway.

Shirley made a motion to adjourn. The motion carried. The meeting adjourned at 7:40 pm.