

Minutes, Alford Planning Board,
Special Meeting, March 3, 2021, 4 pm

ZOOM meeting

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

Also in attendance: Mark Volk and Jackson Alberti (Foresight Land Services)
Henry Scollard (architect), Nicholas Diamond and Laura Bailyn (applicants)

Larry called the meeting to order at 4:07 pm

Alex made a motion to approve the minutes (as amended) of the February 25th meeting. The motion carried; the minutes were approved.

Site Plan Review:

The driveway plan is signed and approved by Fire Chief Berkel.

The Lighting Plan: back shielded solar lights are to be placed on the north side of the driveway at 50' intervals to serve as guiding lights. Lights designated as luminaries are placed closer to the proposed house.

Tree clearing: No trees in forested area are being cut down. The house will not be visible from the road. 4 trees will be cut at the site of the proposed house. Power lines will be underground; no trees will be removed.

Re: Scenic Mountain Act: Henry Flynn told the applicants that it probably does not apply, as the site is not in the SMA mapping area. APB had some question about the elevation. The Conservation Commission will be making a site visit and report back to Mark Volk. The elevation from grade to the top of the chimney is 32 feet, 6 inches.

Larry requested that Mark Volk drop off the paper plans at the Alford Town Office so that the members of the APB can sign them. The plans are identified as SP1 and SP2, 3/2/21 and include the driveway plan signed by Chief Steve Berkel, the elevation plan and the lighting plan.

Alex made a motion to approve the Site Plan. APB voted, the motion carried and the site plan was approved.

Other business:

Discussion to be held at next meeting regarding "housekeeping" issues, i.e., filing of minutes and agendas.

Re: the review of the zoning bylaw. Alex reported that the Town Counsel has not yet gotten back to her. She said she would invite him to the next APB meeting.

Shirley said she would like placed on the agenda for the next meeting an application submitted by the Town of Alford for a Certificate of Appropriateness for the construction of a 450 ft. walkway on the parsonage property.

Otis made a motion to adjourn. The motion carried. The meeting adjourned at 5:10 pm.