

## Minutes Alford Select Board

July 10, 2023

Present: Select Board – Charles Ketchen, Peggy Rae Henden-Wilson, Peter Puciloski, TJ Horrigan

Meeting called to order at 6:00 pm

Minutes of June 26, 2023 approved

Highway Dept. Mr. Horrigan has contacted Town Counsel regarding an easement for 212 West Rd, the Rossi property. Town Counsel is also working on the easements for the West Road Bridge project.

Mr. Horrigan reported the Berkshire Regional Planning Commission awarded the Berkshire County paving bid to Palmer Paving. The price for Dense grade Blacktop is \$110 per ton and Mass Top is \$112 per ton.

Mr. Horrigan reported there is a State grant available for Handicap accessibility projects. This may be useful for the ramp at the Town Offices.

Mr. Horrigan reported the wait time for new municipal vehicles is approximately 2 years. He proposed putting an article on the Special Town Meeting warrant for July 25. This would be for a 2024 F-600 for \$140,000.00

Ms. Henden-Wilson made a motion to place an article on the Special Town Meeting warrant to purchase an F-600 for \$140,000. The funds to come from Stabilization. Mr. Puciloski seconded the motion. The motion passed unanimously.

SPECIAL PERMIT HEARING: This hearing is for an accessory building over 600 square feet and greater than 20 feet high at 65 Green River Road.

Mr. Ketchen called the meeting to order at 6:15pm. Mr. Puciloski read the meeting notice.

Faith Rose, Rose O'Neil Architects, presented for her clients Daniel and Lisa Roth. The Roth's are seeking a special permit to convert their existing dwelling into an accessory structure. The newly created accessory structure would be 1972 square feet and be used as office space and a recreation room. Ms. Rose is aware the accessory building is in excess of the 600 square feet requirement and the building is a pre-existing non-conforming lot. Attorney Gail Garrett noted there are several other properties in Alford with accessory structures over 1000 square feet. Ms. Garrett also noted that office space in an accessory structure is a by-right use.

Ms. Henden-Wilson asked if there needed to be a building permit issued for a new primary dwelling before the permit for the accessory structure can be granted. Mr. Puciloski noted the Roth's need the permit for the accessory structure before they can get a permit for the new primary dwelling. Mr. Ketchen asked if any of the abutters in attendance had any questions or comments. Sam Vandeusen, 47 Green River Road, stated he is concerned with the future of Alford if non-conforming lots without proper road frontage are allowed to be built on. Chris Coenen, 19 Rowe Road, stated he is concerned where the primary dwelling would be built since the back of the property is wet and has an intermittent stream at times.

Mr. Ketchen closed the hearing at 6:30pm. Mr. Ketchen stated the Select Board would make a determination at the July 24, 2023 Select Board meeting.

Town Clerk: Ms. Henden-Wilson is still waiting for a date from the State for the Primary election.

Board of Health: Ms. Smith arrived at 6:35pm. Ms. Smith noted there is a slight uptick in COVID infections. Mosquitos and ticks continue to be prevalent this year. The Green River still meets the standards for swimming. She thinks after this last heavy rain the testing this week might not meet the standards for swimming.

Ms. Smith is working with the building inspector to do an inspection at 11 Rowe Road. She needs to make sure health needs are being met ie: proper sewer and water. She will be sending Mr. Meyer a certified letter to do an inspection of the dwelling.

Meeting Adjourned at 6:45 pm

Respectfully submitted  
Roxanne Germain

