

Minutes Alford Select Board - Approved

July 24, 2023

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

Others Present: Alice Halsted, ADHC, Larry Gadd, Planning Board via Zoom

Meeting called to order at 6:00 pm

Minutes of July 10 and 17 approved as written

BOH: No Report. Jayne Smith submitted a letter for approval regarding an inspection at 11 Rowe Road. The Select Board approved the content of the letter, allowing modifications to date and time of inspection.

Highway Dept. Mr. Horrigan reported the line painting in town is complete. Next year he would like to paint fog lines on the right side of the roadways. These lines tend to slow traffic. The estimated additional cost would be about \$10,000. Mr. Horrigan would also like to install bumper stops in the parking lot in front of the Center Cemetery to prevent people for parking on the grass. In addition, he would like to paint parking spaces. He asked Ms. Halsted if he needed any sort of permission since the parking lot is in the Historic District. Ms. Halstead's only request was to have the request in writing so the Commission could issue a certificate of appropriateness.

65 Green River Road Special Permit deliberation: Lisa Roth thanked the Select Board for the opportunity to speak. Ms. Roth stated the plan for the Accessory structure is to have the kitchen permanently removed. The space will be converted to office space and game room for their children. Mr. Puciloski asked for a guarantee the kitchen would be removed and no bedroom would remain in the newly constructed space. Ms. Henden-Wilson requested there be no Short Term Rental of the Accessory Structure. Mr. Ketchen requested there be annual inspection of the Accessory Structure and any violation of the Special Permit would result in a \$300 a day fine until all violations are corrected. Larry Gadd, Planning Board Chair, found the requests to be reasonable. Mr. Puciloski will draft the order of conditions for the Special Permit prior to the next meeting.

Short Term Rental: Ms. Henden-Wilson informed the Select Board the last remaining piece for the approval of the By-law has been completed we now have to wait 21 days to resubmit. Ms. Germain has a meeting Wednesday with govOS, a short-term rental software provider. This company provides registration and compliance programs.

AHDC- Ms. Halsted asked if the Select Board had any plans to celebrate the 250th Anniversary of the incorporation of Alford. Ms. Halsted feels it is a worthy project but her Commission does not have the time or resources to plan such an event. She suggested if the Select Board would like to have an event, a separate committee could be formed.

ADA Grant- Ms. Halsted informed the Select Board there is no one available on the AHDC who can apply for the construction grant for the ADA entrance.

Other Topics: Ms. Germain informed the Select Board Free Cash had been certified for \$334,234 and Alford Link's Retained Earnings at \$170,653.

Ms. Henden-Wilson has been getting calls and emails regarding the property at 293 East Road that is for sale. The buyer's lawyer would like an "official opinion" from the Town of Alford regarding 2 residences on a single lot. Mr. Puciloski stated the lawyer and or real estate agent can look up the history and zoning by-laws. The Select Board cannot give a legal opinion.

Ms. Henden-Wilson continues to get emails and phone messages from eBiz even after terminating the contract.

Meeting Adjourned at 6:49 pm

Respectfully submitted
Roxanne Germain

