

Minutes Alford Select Board - Approved

August 14, 2023

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

Via Zoom: Jayne Smith

Meeting called to order at 6:00 pm

Minutes of July 24th approved as written

The 8 Town Regional School District Planning Board would like to meet on August 28, 2023 at the Sheffield Senior Center. Mr. Ketchen and Ms. Henden-Wilson will attend. Mr. Puciloski will not be available. The Select Board will cancel their scheduled meeting for August 28th.

BOH: Ms. Smith reported she has coordinated with the Building Inspector and has sent a letter to the residents of 11 Rowe Road and will be performing an inspection of the premises on August 22nd.

Ms. Smith reported there has been a recent uptick in Covid infections. She will look into getting test kits for the residents in Alford.

A flu clinic has been scheduled for September 15th from 12-2pm. IF the Covid bivalent booster is available by then, it will also be offered.

Highway Dept. Mr. Horrigan reported Palmer paving has been out to measure the portion of Green River Road and Mountain Road that are scheduled for paving this year. The contract amount is \$322,200.50. Mr. Horrigan noted the State Engineer will be on site the day of the paving to ensure quality control. Bruce Schreiber asked about painting fog lines on Alford roadsides. Mr. Horrigan is planning to budget for that in FY2025 if there is not money available at the end of this current Fiscal Year.

Mr. Horrigan reported the quote for the F-600 would be \$72,590 without a trade-in. The dealer is offering \$25,000 for a trade-in. The estimate for the Body package is \$57,308.00. This is using the same specs as on the current truck.

Mr. Horrigan reported the new speed signs are posted on all roads except North Egremont and Green River Road.

Adam Costa, Town Counsel, reported the appraisals for the land takings at the West Road Bridge are finally complete.

Ms. Henden-Wilson made the **Motion**: I hereby move that the Select Board acquire by eminent domain, for the necessary health and welfare of the Inhabitants of the Town of Alford for municipal purposes, more specifically for various road and road-related improvements and repairs, as authorized by Articles 11 and 12 of the Town of Alford Annual Town Meeting of May 9, 2023; that it further authorize the Board's Chair, Charles Ketchen, to execute and enter into any and all documents necessary to effectuate the acquisition of the following property:

The fee in a portion of West Road situated in Alford, Massachusetts, shown as "Prop 2022 Town Layout" on a plan of land entitled "Plan of Proposed Town Highway Layout of a Portion of West Road in Alford, Massachusetts," prepared by CHA Consulting, Inc., dated April 14, 2022, and to be recorded with the Berkshire South County Registry of Deeds in Plan Book together with the Order of Taking;

and that, still further, the Board award damages for said eminent domain takings in the total amount of \$34,375.00 to the affected record owners of said land, the amount per record owner being specified in the aforementioned Order of Taking.

The Motion was seconded by Mr. Puciloski. The Motion Passed unanimously

The Select Board signed the required documents for filing in the Southern Berkshire Registry of Deeds. Mr. Costa noted there will be a second taking in about 30 days for utility work. Those takings will be temporary.

65 Green River Road: Special Permit Decision- Mr. Puciloski read made a motion to accept conditions as follows:

The application for a special permit for an accessory structure in excess of 600 ft.² was filed by the owners, Daniel and Lisa Roth on .

The public hearing was duly advertised and was held on July 10, 2023. Faith O'Neill, architect, presented the application. Attorney Gail Garrett also presented. Sam Vandeusen, 47 Green River Rd. and Chris Coenen 19 Rowe Rd. also spoke. The hearing was closed. Attorney Garrett presented additional information on July 13, 2023. However, as the public hearing had been close, the additional information could not be considered.

Decision: there is no absolute limit on the size of an accessory structure; the only requirement is that a structure over 600 ft.² requires a special permit. This, however, is an unusual situation as the applicants seek to have the existing primary dwelling of 1972 ft.² determined to be an accessory structure, so that they can construct a new residence on the premises. Having two residences on a single lot would be in contravention of the Zoning Bylaw, and so the Board is only willing to grant the special permit if there are sufficient conditions in place to ensure that the 1972 ft.² building will never be used as a residence.

The Board considers the following conditions essential to the issuance of the special permit:

1. The bedrooms and the kitchen in said structure must be removed, and the structure are not used for sleeping or meal preparation.
2. The accessory structure may not be used for short-term rental.
3. The building inspector shall have the right to inspect the structure at his discretion, to ensure that the above conditions being met.

There will be a \$300 per day fine for any violation of the above conditions.

Ms. Henden-Wilson seconded the motion. The motion passed unanimously.

eBizDocs has requested a meeting with the Select Board to discuss the termination of their contract. Mr. Puciloski and Mr. Ketchen are in favor of having eBizDoc attend a future Select Board Meeting.

Other Topics: The Select Board is in favor of having the Berkshire Regional Planning Commission apply for a grant on behalf of the Town of Alford for a municipal ADA assessment.

Ms. Henden-Wilson has submitted all the documents to the Attorney General's office for the Short-Term Rental By-Law.

Meeting Adjourned at 7:04 pm

Respectfully submitted
Roxanne Germain