

## Minutes Alford Select Board - Approved

September 11, 2023

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

Via Zoom: Matt Kollmer

Meeting called to order at 6:00 pm

Minutes of August 14 and August 24 approved as written with spelling corrections

Assessors Classification hearing: Tammy Blackwell, Assessors clerk, reported Land values for the Town of Alford are \$354,058,445.00, of which 98% are residential properties.

Mr. Puciloski made a motion to establish a uniform tax rate for FY 2024. Ms. Henden-Wilson seconded the motion. The motion passed unanimously.

Board appointments: Alice Halsted nominated Carol Saginaw to the Alford Historic District Commission. Mr. Puciloski made a motion to appoint Ms. Saginaw to the AHDC. Ms. Henden-Wilson seconded the motion. The motion passed unanimously.

Sandra Josel requested a reappointment to the Local Cultural Council. Mr. Ketchen made a motion to reappoint Sandra Josel to the Local Cultural Council. Ms. Henden-Wilson seconded the motion. The motion passed unanimously.

ADA Coordinator- Mr. Puciloski made a motion to appoint TJ Horrigan as ADA Coordinator. Ms. Henden-Wilson seconded the motion. Motion passed unanimously.

EBizDoc- An email was received this morning they were not able to attend the meeting tonight. Mr. Ketchen stated he has no desire to have any further discussions with EBizDoc.

Colonial Power Municipal Agreement: Tim Ortwein updated the board on the progress of the Municipal Aggregation for power. Mr. Ortwein explained the Town of Alford would need to hold a public hearing regarding the power aggregation plan. The plan needs to be posted for 30 days to allow the public to comment. Mr. Puciloski made a motion to post the notice of the Municipal Aggregation Plan. Ms. Henden-Wilson seconded the motion. The motion passed unanimously. The period of public comment will end on Friday, October 13, 2023 and the public hearing will be on October 16, 2023.

6:13pm Public Hearing for a Special Permit submitted by Carrie Harper and Thomas McClelland at 130 Green River Road for an accessory structure over 600 square feet.

Mr. Ketchen as for public comment. Mr. Craig Kay, an abutter, expressed his objection to the Special Permit for several reasons: 1. He feels the petitioners did not act in a neighborly way to alert the Kays of their intentions for the accessory structure. 2. Mr. Kay questioned why a 3 bedroom septic would be needed for a "Barn". He also noted the plans do not show what any of the rooms would be used for and there is no second floor plan design. He is concerned that the height is in excess of the 20 feet and will be in direct view of his home. Mr. Kay also noted the road frontage on this property is only 159 feet. 3. Mr Kay feels granting this permit will set a precedent for any future oversized accessory structures in Alford.

Ms. Henden-Wilson asked Mr. Kay if he had been notified by anyone before any work had begun. He stated he had not. Ms Carrie Harper addressed the Select Board. She stated the septic system was designed for 3 bedroom because that is MA State regulation. She was told it would be less expensive to install a separate system for the "barn" than to tie into her existing system. Ms. Harper stated the "barn" would be used as studio space for her and other family members. Mr. Puciloski stated the building plans submitted with the application are not adequate. Mr. Puciloski requested a TOPO plan of the property between the house and the accessory structure. Mr. Puciloski asked for more detailed drawings of the structure.

Mr. Ketchen asked Matt Kollmer, Building Inspector if he had any comments or questions regarding the application.

Mr. Kollmer stated he had issued a permit for a slab foundation for the Accessory Building and that he had cautioned Ms. Harper she should get the Special Permit approved before proceeding since there was no guarantee the permit would be granted.

Mr. Puciloski made a motion to continue the hearing until October 16, 2023 at 6pm. Ms. Henden-Wilson seconded the motion. The motion passed unanimously.

Other Topics:

Mr. Puciloski asked for an update of the RSDPB meeting on August 25<sup>th</sup>. Mr. Ketchen and Ms. Henden-Wilson gave him an update. The RSDPB would like to proceed with the Special Town Meeting on October 25<sup>th</sup>.

Bruce Schreiber asked the Select Board if there would be any Town recognition of the passing of Ray Wilcox. Mr. Ketchen stated nothing is final yet, however, there is an ongoing discussion.

Tim Ortwein asked if the Town would be trying to negotiate a different assessment arrangement with the Southern Berkshire Ambulance before FY2025 budget season. Mr. Puciloski responded he did not think the Town of Great Barrington would be willing to renegotiate the assessment, which is based on EQV.

Meeting Adjourned at 7:22 pm

Respectfully submitted  
Roxanne Germain