

Minutes May 9, 2018

In attendance: Alexandra Glover, Mort Josel, Charlie Ketchen, Larry Gadd, Shirley Mueller

Alex made a motion to adopt the minutes of the October 11, 2017 meeting. The motion carried; the minutes were adopted.

Alex made a motion to adopt the minutes of the March 14, 2018 meeting. The motion carried; the minutes were adopted.

Alex made a motion to adopt the minutes of the April 11, 2018 meeting. The motion carried; the minutes were adopted.

- 1) Attorney Lori Robbins (Heller & Robbins) with clients Matthew Markoff and Isotta Meoni, owners of the property at 38 Mountain Road (formerly owned by Ann and Robert Snells), and Mark Volk (Foresight Land Services).

They are before the APB for an informal discussion, not a formal presentation. They have plans and ideas for their property that will possibly require permits, etc.

They will need to appear before the Conservation Commission re: the Scenic Mountain Act. They asked if they can run a driveway off a street (or private way); the bylaw says yes; they do not need a Special Permit. The APB wants to make a site visit with the Fire Chief to determine whether the street (public way) is adequately improved. Portions of the driveway would be in the Stream & Pond Overlay District, as would the proposed swimming pool be. They would need a Special Permit for the pool.

Larry requested (and was given) a letter granting permission for APB to make a site visit to the property.

- 2) Creation and revision of zoning bylaws.

Carl Stewart, 100 N. Egremont Road is present and asked to be included in the crafting of a solar bylaw and a bylaw re: cultivation of marijuana.

Residents Sue and Bill Kormanik are also present to express their opinions and suggestions regarding a solar bylaw.

The proposed amendment to the Alford Zoning Bylaws is the result of many discussions. Town Counsel Rich Dohoney submitted a Solar Photovoltaic Installation bylaw which the APB determined is overly complicated and not appropriate for a town the size of Alford.

Alex said she will look into

- 1) the requirements for screening, i.e., the necessary height for arrays of different square footage

- 2) what is state law and what is under the jurisdiction of the APB

- 3) whether commercial enterprise can be prohibited...if size is restricted commercial use is impractical, and, Alford does not have a commercial district.

Alex said she would like to send a list of questions to Rich Dohoney with a request for detailed answers to be submitted by May 23, so it can be discussed at the June APB meeting.

Larry made a motion to adjourn. The motion carried. The meeting was adjourned at 9:05pm