

Minutes June 13, 2018

Meeting of Alford Planning Board

In attendance:

Larry Gadd, Charlie Ketchen, Shirley Mueller

Present but not voting or deliberating (not yet sworn in) Mort Josel, Alexandra Glover

The meeting was called to order at 7:30pm

- 1) Shirley made a motion to approve the minutes of May 9th meeting. The motion carried; the minutes were adopted.
- 2) Arne Waldstein, builder, re: Bussel, 42 West Road.
A 386 sq. ft. garage is proposed, to be built more than 100 feet from a (man-made) pond, parallel to the road and the existing house. The plans have been approved by the Building Inspector. The house is less than 3000 sq. ft.
If a breezeway connecting the house to the garage is enclosed the garage becomes part of the main house and requires no permit. If the garage is a separate structure and is less than 300 feet from the pond it requires a Special Permit.
Mr. Waldstein said he would confer with his client and get back to the APB.
- 3) Re: solar bylaw
Alex reported that she emailed questions to Town Counsel Dohoney but has not yet heard back from him.
She went on to say that she basically likes the bylaw enacted in Sheffield, but it would need some adjustment or tweaking to work for Alford. Fencing, screening, set backs, for example, would need to be specified.
Mass state law overrides any local bylaws, so Alford cannot regulate the size of a solar array, but, can regulate the impact.
A Special Meeting was scheduled for Monday, June 25, at 1 pm for the APB to review a draft of a solar bylaw.
- 4) It was suggested that a moratorium on consideration of any plans/proposals re: marijuana (cultivation, distribution, sale, etc.) be enacted. It may not be necessary, but might be good to have in place while the bylaws are being reviewed and (re)written. A solar bylaw is still the #1 priority of the APB.

Charlie made a motion to adjourn. The motion carried. The meeting was adjourned at 8:30pm.