



Town of Alford
Building Dept. – Inspector Matt Kollmer

Alford Town Hall
5 Alford Center Road,
Alford, MA 01230
Phone: 413-528-4536
Fax: 413-528-4581

11/27/23

To: Cloud Kingdom 2020 LLC
C/O James Chambers – Doran, Kelly, Kirkland PLLC
PO Box 1998
Asheville, NC 28802

Re: 274 East Road, Alford MA - Second Notice of Violation
Order to Correct

Dear Mr. Chambers,

This office has previously contacted you about the above referenced address and, specifically, use of the structure thereon for purposes other than the storage for which it was permitted.

The original building permit authorized construction of a structure for personal storage of farm equipment, pursuant to § 4.1 of the Alford Zoning By-Law. Said § 4.1 provides:

- 4.1 **Farm Buildings.** Farm buildings and structures used exclusively for agricultural purposes shall be deemed to be accessory buildings and structures for the purpose of this By-Law. Such buildings and structures may be located on the same lot with the principal permitted use or on separate lots.



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The Zoning By-Law does not allow for an accessory structure lacking a primary use on the same lot, outside agricultural storage per the above, without prior approval by the Planning Board pursuant Appendix A #9 or #12.

You are hereby ordered to immediately cease and desist from any use of the structure at the above referenced address other than personal storage of agricultural equipment.

Kindly contact my office no later than fourteen (14) days following receipt of this Notice to schedule a site visit to verify compliance with the foregoing.

Be advised that the Town's Zoning By-Law, §10.1.7, entitled "Violation," states: *"Whoever shall violate any provisions of this By-Law or fails to comply... [shall be] fined not more than three hundred dollars for each offense. Each day such violation continues shall constitute a separate offense."* Your failure to comply with the Zoning By-Law may also result in civil or criminal action(s) against you.

You have the right to appeal this decision to the Zoning Board of Appeals pursuant Alford Zoning By-Law §10.2.2.c and/or M.G.L c. 40A, §§ 7, 8 and 15.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Kollmer', with a long horizontal flourish extending to the right.

Matt Kollmer

Alford Building Inspector CBO



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CC:

- Select Board
- Planning Board
- Roxanne Germain – Tax Collector
- Peggy Rae Henden-Wilson – Town Clerk
- Board of Health