

July 2022 Albion Planning Board Minutes
July 11, 2022

Albion Planning Board met this date to hold a Public Hearing and thereafter held a regularly scheduled monthly meeting.

Public Hearing: Alexander/Harding Road Subdivision Review

Members Present: K. Morrissey, Chair, M. Dow, D. McKeen, B. McPherson, B. Gatti

Members Absent: N. Lawrence, J. Atwood

CEO: Present

Others Attending: B. Alexander, H. Fitch, A. Fitch, S. Fitch, J. McAllister.

Kevin convened the hearing at 7:05 p.m.

Kevin addressed B. Alexander confirming that the contingencies set forth as part of the completed application were satisfied including a notice to all abutters. B. Alexander stated that all notices were received with one exception. (Mullins). Kevin requested that the notices be filed in the town office. No comments were received nor were any abutters in attendance.

In reviewing that applicable statute Kevin made a motion to deny the subdivision application on the grounds that the property transfer of ownership of record was such that approval of a subdivision was unnecessary. Matthew seconded the motion and the motion passed unanimously.

There being no further comment Kevin adjourned the Public Hearing at 7:15 p.m.

Regular Meeting

Kevin convened the regular meeting at 7:15 p.m.

Members Present: K. Morrissey, Chair, M. Dow, D. McKeen, B. McPherson, J. Atwood, B. Gatti

Members Absent: N. Lawrence

CEO: Present

Others Attending: H. Fitch, A. Fitch, S. Fitch, J. McAllister

Approval of June Minutes: Dennis made a motion to approve the minutes as submitted. Motion was seconded and passed unanimously.

Fitch Subdivision Application. J. McAllister provided the Board with a background and reason for the application submission: Intention to split the 2 acre property in equal acreage and offer a parcel for sale. Each parcel had an existing driveway access. The Board noted that the intended action did not fall under the governing subdivision regulation but rather required Board approval for a Lot Split.

A discussion ensued concerning the steps necessary to submit such application including a sketch plan of the structures, set backs and property lines. The Board noted the request of the applicant to move forward as quickly as possible and determined that a special Board meeting could be set for July

18th at 7:00 p.m. provided that the application was reviewed by the CEO and determined to be complete.

Kevin noted that should the Lot Split be approved the parcel with a non dwelling structure would not receive Board approval should a future request for dwelling on that parcel as it would be non conforming.

CEO Report Jeff noted an ongoing discussion with property owner Davis to construct a ramp at an existing home to permit access for a person with a disability.

After describing the owner's intentions the Board referred Jeff to the provisions of the LUO page 6 D. Special Exceptions which authorize the CEO to issue a permit that requires a variance for the installation or construction of structures necessary.

Utility Solar Array Ordinance: Bill noted ongoing discussions with a KVCOG representative and distributed changes made to the draft to date. Further guidance will be sought. Bill will circulate the draft to the Fire Chief and Road Commissioner for their review and suggestions.

New Business The Board will review the Lot Split Application and make necessary administrative changes as warranted.

Kevin adjourned the regular meeting at 8:35 p.m.

Bill Gatti
Planning Board Secretary