

June 2021 Albion Planning Board Minutes  
June 30, 2021

**Members Present:** K. Morrissey, Chair, A. Corson, B. McPherson, M. Dow, J. Atwood, B. Clark, B. Gatti

**Members Absent:** None

**CEO:** Present

**Others Attending:** D. Mason, E. Hawes, J. Dumont, D. Dumont, D. Sinclair

Kevin convened the meeting at 7:00 p.m.

The purpose of the meeting was to continue review and discussions regarding the Mill Stream Christian Fellowship permit application including new documents requested by the CEO and Planning Board.

Earnest noted that he had notified abutters. Kevin advised the permittee that his application review required review under the provisions of the Commercial and Subdivision Ordinance of Albion since the building and adjacent gravel parking exceeded 10, 000 square feet.

A discussion ensued regarding the accuracy of the site plan vs. deeded property of Dumont. This issue was resolved with abutter and permittee.

After thorough review of the surveyed site plan indicating existing travel lane, parking areas and structures the parties agreed to the following changes consistent with the provisions of the Land Use Ordinance.

1. Northern most travel lane, parking spots and 25 foot buffer totaling 65 feet from building would be created.

2. On the street side determine necessary parking needs, establish 3 foot high visual buffer with materials to be determined and as outlined in the Land Use Ordinance.
3. Maintain Southern most travel lane and remove provision for parking. Include a 25 foot buffer including a water diversion ditch in an easterly direction toward a vegetated buffer.
4. Permittee must arrange for DOT review of permit and site plan as amended regarding traffic and access.
5. Permittee must provide Fire Chief with entire plan including measurements and equipment in addition a KNOT box.
6. CEO indicated that septic system design must include provision for future expansion as necessary.
7. Permittee indicated a previously scheduled meeting with CMP to evaluate needs.
8. CEO requested that Dirigo Engineering revise site plan.

Kevin adjourned the meeting at 9:00 p.m.

Bill Gatti  
Planning Board Secretary