

**June Albion Planning Board Minutes**  
**June 11, 2018**

**Members Present:** C. Rounds, Chair, J. Siviski, K. Morrissey, A. Corson,  
M. Ward, B. Gatti

**CEO :** Present

**Others Present :** Joel Violette

**Associate Member:** Chuck welcomed Matt Ward as Associate Member of the Board.

**Approval of Minutes:**

As there was no PB meeting held in May, the Board proceeded to vote on the April 9, 2018 Minutes. Kevin made a motion to approve the April minutes as submitted. Motion was seconded and minutes were approved unanimously.

**Violette and Fairfield Drafting and Construction Permits: Preliminary Review:**

Brian distributed his notes on the Joel Violette permit applications. A discussion ensued regarding various aspects of the applications including a pending DEP review, flood plain review and elevation of building to be constructed ( JV noted new construction would meet height requirements) as well as a recommendation by the Board to obtain a LOMA (Letter of Map amendment) and JV's intention to obtain a property easement.

Although this was considered a preliminary review, given that the permit applications submitted was virtually complete and applicant's intention to build is less non-conforming the Board proceeded to vote on a pending approval.

Bill made a motion to approve the permits pending and on condition of obtaining property easements, verification of elevation and resolution of boundary line issues. Kevin seconded and the motion passed with one abstention.

**CEO Report:**

Brian noted the pending application of Paul Shibles. He anticipated the application would be complete and ready for Board review in the July meeting.

He also noted that certain tables re. Public and Private Roads on the Land Use Ordinance were inconsistent and would need to be addressed at the Town Meeting in 2019 along with other recommendations for change as warranted.

The Board discussed clarifying the need for applicants to produce 7 copies of all documents that would be presented to the Board for any application review. Bill will provide information to the Town Office to be inserted in official paper and electronic documents along with other updates as necessary.

Chuck adjourned the meeting at 8:30 p.m.

Bill Gatti  
Planning Board Secretary