

Albion Planning Board Minutes

May 4, 2023

Members Present: K. Morrissey, Chair; M.Dow, Co-Chair; J.Dow. B, Gatti; D.McKeen; J.Mitchell

Members Absent: B.McPherson; J.Keay

CEO: J. Cucci Present

Others Present: Sean Wilbur, Bruce and Cathy Calkins, Lynn Wick, Karen Sennett, James and Jeff Singleton, Denise and Andy Noyes

Approval of April Minutes:

Jason was appointed voting member for this session.

Dennis made a motion to approve minutes as submitted. The motion was seconded by Bill and passed.

CEO Report

No report this session.

Wilber Permit:

Residents present had numerous questions.

Questions were as follows:

What is the height of the building? **22 feet tall**

Possible to add a buffer? **Buffer is possibility; vegetation barrier**

What will be used for lighting? **Security camera lights, can be directed to ground and motion activated**

What are his future intentions with property? **he is unsure at this time but potential for more**

What will the color of building be? **Charcoal grey with black roof**

Residents had concerns about drainage, yard sales being held outside units, and whether this would depreciate their properties. The planning board explained that there are ordinances for noise in place. Bill recommended applicant include provisions in leases that include no yard sales as well as for hazardous waste, littering and food. Residents were upset about the view being obstructed. Pb explained that they can encourage applicant not to obstruct but cannot mandate it. Property in question is not included in association so isn't required to follow the same as those homeowners are. The applicant explained that these are large units, intended for boats, atv storage, etc. Not typically for regular household

storage. Discussion was had about how close Vista Drive is to where the building would be. Setback is 24 feet from Vista Drive, Ordinance requires 50 feet. Matt would like to see where it cannot be grandfathered as the applicant is using the foundation of a building that was already there. The applicant stated that he spoke to the road committee for Vista Drive, who took a check from applicant to maintain road, stating he has access from Vista Drive. The Planning Board requested that for the next meeting we need access to Vista Drive confirmed by road committee, a letter for example. Also need to address drainage concerns at the next meeting.

New Business

Bill introduced a draft of an application for utility scale solar facility.

A motion was made to adopt the draft version as the town's interim application until the board can more thoroughly review it. The motion passed unanimously.

There was a discussion of the need to revise applications for other permits (land use, change of use, lot split).

The board agreed to pursue this at future meetings.

Submitted Respectfully,

Jessica Mitchell