

Albion Planning Board

Regular Meeting Minutes

April 9, 2012

Planning Board Members present: Kevin Morrissey (V-Chair.) Frank Siviski (Sec.), Ellen Najpauer, Charles (Chuck) Rounds.

Others present: Mike Spaulding – CEO.

Brian Milliken
Scott Bennett
Sherry Wallace

- 1) Meeting was called to order at 7:05 P.M. by Kevin (Vice-Chair).
- 2) Roll call: (4) Regular members and (No) Associates.
- 3) Election of Officers. Ellen nominated Frank for Secretary. The nomination was seconded and approved.
Kevin nominated Ellen for Chairperson. The nomination was seconded and approved.
Frank nominated Kevin for Vice-Chair. The nomination was seconded and approved.
- 4) Chuck moved to accept the Minutes of the March 12, 2012 Regular Meeting as written. The motion was seconded and approved.
- 5) C.E.O. Report – Mike Spaulding informed the Board of a developing situation concerning what might be a significant vernal pool in the Rustic Lane area. DEP had received a complaint about timber harvesting in the area and was seeking permission to enter the property to make an assessment. At this time, Mike was uncertain whether the area in question was in China or Albion.
- 6) Permit Review – Public Comment.

Brian Milliken representing Johnny's Selected Seeds presented the Board with an application for a new building (24' x 60' classroom/offices) at the Foss Hill Road location.

Frank moved to approve the permit with the payment of the appropriate fee. The motion was second and approved.

Scott Bennett presented the Board with an application for the expansion of the structure at 9 North Vigue Shores Road (pre-existing structure on a nonconforming lot in the Shoreland Zone).

The application as submitted would have made the structure more nonconforming and under the current regulations would not have been approved.

A lengthy discussion followed explaining what was allowed and exploring different options for the applicant.

The applicant revised his request for the expansion to conform to what was allowable.

Frank moved to approve the one time expansion for replacing the existing porch and deck and expanding the footprint of the porch to the southerly or westerly limit of the existing structure. The motion was seconded and approved.

7) Maine Farmland Trust – Ellen asked the members of the Board if they had reviewed the proposed schedule attached to the outline of services to be provided. She expressed her concern about the implied increase in the Planning Board’s workload.

The Board discussed the cost to the Town for the additional meetings, the added demands on the Board, and the logistics of poling the Town’s farmers during their busiest season.

The Board felt that it may be wise to inform Maine Farmland Trust that their services were not needed at this time and asked Ellen to contact Stacy Benjamin with the information.

8) Seasonal Conversion – Frank expressed his concern over the information that had come to light after the fact. He felt that some statement should be made by the Board to avoid any future claims of preferential treatment.

The Board agreed to acknowledge that mistakes were made in the handling of the paperwork concerning the requirements of the State Plumbing Code in dealing with the seasonal conversions. The mistakes and oversights were discussed and noted to prevent future administrative errors. (E-mails on the topic are attached).

9) Wireless Telecommunications – The Board decided to address the revision of the Wireless Telecommunication Facilities subsection of Section VI. Specific Use Performance Standards of the LUO in two (2) parts. It was felt that small changes could be made that would streamline the permit process and that this would require less time and should be addressed first. The comprehensive review of the entire subsection would be addressed at a later date.

It was noted that there was no fee listed for the addition of antennas to an existing facility in subsection 9, Section II. Administration of the LUO. No amount for the fee was suggested.

The requirement of notification of abutters thirty (30) days prior to initial Planning Board consideration as listed in paragraph B, (8) Wireless Telecommunication Facilities subsection of Section VI. Specific Use Performance Standards of the LUO was thought to be excessive. The Board felt that it should be reduced to fourteen (14) days.

The Board discussed the requirement for a complete Site Plan review for the addition of antennas to an existing facility. Since an existing facility was required to provide for future expansion and the impact of additional antennas was minimal, the Board thought the requirement for a complete Site Plan review was not needed. It was suggested that the definition of Expansion, Wireless Telecommunication Facility be changed to reflect this and that additional wording be added to paragraph A. Applicability of the Wireless Telecommunication Facilities subsection to allow the CEO to grant permits for additional antennas that do not increase the overall height of an existing tower.

A time table was explored and it was decided to proceed with the revisions and schedule a Public Hearing on the proposed revisions. This would allow the issues to be brought before the Town for a vote if a special Town meeting was held in the near future.

Frank said that he would try to work up the revisions for review at the next regular meeting and try to coordinate the Public Hearing with the Selectboard.

Meeting ended 8:57 p.m.

Frank C. Siviski, Secretary

Approved 5/14/2012

A signed copy is available at the Town Office.