

Albion Planning Board

Regular Meeting Minutes
August 13, 2012

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

Associate Members present: Marc Gilbert

Others present: Mary Lee Rounds – Selectboard.
Mike Spaulding – C.E.O.
Scott Nelson.

- 1) Meeting was called to order at 7:03 P.M. by Ellen (Chair).
- 2) Roll call: (5) Regular members and (1) Associate.
- 4) Chuck moved to accept the Minutes of the July 9, 2012 Regular Planning Board Meeting as written with the inclusion of Mrs. Kenny's first name. The motion was seconded and approved.
- 5) C.E.O. Report – Mike Spaulding reported that things had been pretty quiet.
- 6) Permit Review – Public Comment.

Scott Nelson – T.R. Dillon Logging Inc. – Lesperance and Robbins Roads. Assessors Map 1, Lot 1. Plan for proposed clear cut of over five (5) acres.

Scott presented the Board with a detailed plan for the proposed clear cut with a narrative explaining the rationale. The reasoning behind the type of harvest centered on the stocking and the maturity of the stands and the shallow soils present.

Frank moved to approve the Timber Harvest Plan which incorporated a clear cut of over five (5) acres for T.R. Dillon Logging Inc. The motion was seconded and approved.

Scott informed the Board that the requirement for town approval was almost missed. His standard procedure of checking with the Town's CEO averted this happening. Frank asked if there was anything that could be done to inform the forestry professionals of this fact. Scott said that he would check with the Dept. of Conservation to see if there was a list of towns that had more restrictive ordinances than the state requirements.

7) Unfinished Business – Public Hearing.

The Board agreed to schedule a Public Hearing on the proposed changes to the Land Use Ordinance for September 10, 2012.

Frank raised a question over the cost of following the required guidelines concerning public notice and the time required. The Board discussed possible options. Frank said that every effort would be made to accomplish the required notification at the lowest possible cost.

Willie reported her findings on the status of the W.W. +F. / W. +Q. Railroads. She stated that she had contacted the President of both corporations. The W.W. +F. had stated that they had no interest in the right of way in Albion and referred her to the W. +Q. She had not received a response at this time.

There was a discussion on how to proceed. Willie felt that something should be done to clarify whether the railroad line had been abandoned and document the results. Others felt that it was the responsibility of each applicant to provide the Board with the information if the question arose.

The possible cost to the town for the research and legal documentation was then discussed. The Board felt that the possible cost to the town far outweighed the issue and should be handled on a case by case basis.

The “Parking Lot List” was then discussed. Various topics were suggested for review. Most of the Board felt that since the entire Land Use Ordinance had been reviewed over the last two (2) years it was probably time for a break. All members of the Board agreed.

Meeting ended 8:25 p.m.

Frank C. Siviski, Secretary

Approved 9/10/2012

A signed copy is available at the Town Office.