

Albion Planning Board Minutes

March 13, 2017

Attendees: C.Rounds, Chair, J.Siviski, K.Morrissey, A.Corson, B.Gatti

Absent: M.Cogswell

CEO Present

Others: Boyd Snowden and Bob Gilchrist (Snowden Engineering), Brian Milliken, (Johnny's Seeds).

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

Approval Of February Planning Board Minutes

Jeanne made a motion to approve the minutes as submitted. Motion passed.

CEO Report

Adam reported there had been no activity that required Planning Board review.

Johnny's Seed Permit Application

A lengthy discussion ensued regarding the elements of the application and the application process. The Board decided to review the additional information submitted on behalf of Johnny's Seeds by Snowden Engineering.

The review was a continuation of the partial preliminary review conducted in January and as noted in the communication to Johnny's , Snowden and the CEO was preliminary.

The Board was primarily concerned that all documents, approvals and other required elements of the application as represented in the Permit Checklist had been submitted.

The Board requested that the applicant provide a narrative that will comment on each elements applicability, waiver request and/or reference to materials submitted. A complete compliance review of the narrative and the contents of all prior preliminary documents submitted at the next PB meeting.

Johnny's Seed asserted that they would provide said narrative in ample time for Board review prior to the next PB meeting in April.

The Board noted that Johnny's compliance review would be placed on the agenda and that the review would be conducted.

Mineral Extraction and Rent A Shed Follow Up

Chuck indicated that he would discuss the new Mineral Extraction permit specifications with the Select Board in order to seek its guidance on how to determine who in the town is presently operating a "gravel pit". A suggestion was made to request the Road Commissioner to provide this information.

Rent A Shed

The Board reviewed its concern for traffic and pedestrian safety in the apron area of the Rent A Shed operation on Main Street. Although informal requests had been made by the CEO to Rent a Shed staff there has been no apparent change in their shed staging methods close to and in the traffic way.

The CEO will contact the owner to express the concerns for residents and his staff.

Town Meeting

Jeanne and Kevin will attend the town meeting on March 18th to respond to questions concerning the updated Shoreland Zoning regulations as well as the separation of those regulations from the Albion Land Use Ordinance document.

The Board noted that election of Planning Board members were key to continued effective performance. Attending Board members will facilitate motions to that effect.

Checklist

It was noted that the Permit Application Checklist had not been placed on the Town Website. Bill will provide the list to the Webmaster via the Town Office.

Chuck adjourned the meeting at 8:50 p.m.

Bill Gatti

Planning Board Secretary