

Albion Planning Board Minutes
January 9, 2017

Members Present: J. Siviski, Vice Chair, F.Siviski, K. Morrissey, A.Corson, B. Gatti

Members Absent: C. Rounds, M. Cogswell

CEO: Absent

Others Present: Joel Greenwood, Community Planner KVCOG, Andy Clark, Albion Fire Chief

Jeanne, chairing the meeting in Chuck's absence, called the meeting to order at 7:00 p.m.

Appointment of Voting Members: A. Corson was appointed a voting member for the meeting

Approval of November 2016 PB minutes: (Snowstorm had prevented a December meeting).

Frank made a motion to approve the minutes as submitted. Kevin seconded the motion. Motion passed unanimously.

CEO Report:

Adam did not attend the meeting and the Board had not received a report from him.

Johnny's Selected Seeds.

Andy Clark offered input concerning their intention to submit a building permit. He indicated he could not assess certain conditions on the property due to snow conditions. The Board indicated that Adam Bradstreet (CEO) should be advised that Johnny's should come

prepared with all necessary approvals from outside agencies before the Board reviewed the permit.

The Board noted that Johnny's had received this guidance at a preliminary PB meeting in 2015.

Bill offered to contact Adam to advise him of the requirement.

Shoreland Zoning Updates to Amended Albion Land Use Ordinance

Having reviewed the SZ documents enumerating the updates necessary, the Board indicated that their guidance would be to remove all specific aspects of the updated Shoreland Zoning regulations from the Land Use Ordinance and provide a separate document (DEP Guidelines Chapter 1000) and to indicate that administration and enforcement of Timber Harvesting regulations within the Shoreland Zone would henceforth be under the Forest Service.

Further, after discussion among the members and Mr. Greenwood, Frank made a motion, seconded by Bill to use the total square foot method to determine footprint expansion areas within the SZ.

Joel agreed to edit the amended LUO to reflect the changes for the next Board Meeting. It is the intention of the Board to hold a Public Hearing on February 13 for public comments in anticipation of a Town meeting vote in mid March.

Pinnacle Development (Lovejoy permit)

Frank indicated that a permit was only open for 3 months. Without fee documentation within that time the permit would be voided. Bill will follow up.

Jeanne adjourned the meeting at 8:37 p.m.

Bill Gatti,
Planning Board Secretary