

August 4, 2025 Albion Planning Board Meeting Minutes

Present: D. McKeen, Chair, B. McPherson, A. Ladd, J. Keay, B. Gatti

Absent: J. Cucci

CEO: J.D. Present

Others Attending: P. Morency, A. Ellis, M. Turner, J. Marks

Dennis, serving as Chair, convened the meeting at 6:35 p.m. and appointed J. Keay and B. Gatti as voting members.

Approval of July Meeting Minutes: Dennis made a motion to approved the minutes as submitted. Motion was seconded and passed unanimously.

CEO Report: Joe distributed notations of several permits pending including a question of change of use for Morency lot 9 converting garage to bedroom. Ed. Note..future use declared by Morency is Family room.

Also noting his support in permit applications and various inquiries during the past month.

Suttie Subdivision (presently subdiv. unnamed): A. Ellis presented preliminary documents in support of the subdivision on Libby Hill including site plan and checklist. Upon discussion of various aspects of the permit he was advised to enhance the site plan including location of each lot residence, setback dimensions, driveway accesses as well as PB instruction to engage both Road Commissioner and Albion Fire Chief for their

review as well as to advise all abutters to the property in writing of the permit application and pending PB September monthly meeting 9/8 to further review.

Boyer Permit Application: The Board reviewed the application discussing the adherence to Shoreland Zoning regulations regarding non conforming structures. Upon review and input from CEO the Board agreed that the proposed additional structures adheres to the regulation.

Bill made a motion the application was complete with the inclusion of specific setback dimensions. Motion was seconded and passed unanimously. Bill made as second motion to approve the permit application. Motion was seconded and approved unanimously.

Joe Doore permit application: Joe presented his application to construct a new attached deck (12x10) to his SZ property. A review of the setbacks and total % increase in space satisfied existing regulations. Dennis made a motion to accept the application as complete. Motion was seconded and passed unanimously. Ben made a motion to approve the application as submitted. Motion was seconded and passed unanimously.

M. Turner Libby Hill/Vista Drive Subdivision: Turner reviewed his plan for the intended subdivision. The Board noted that specific information was not available for review however a preliminary review of the plan was in order pending further review at the next regularly scheduled meeting. A complete site plan including setbacks and location of residences is

required. The Board further advised the applicant to engage the Road Commissioner, Albion Fire Chief for their review and further to advise all abutters in writing of the application to be reviewed at the September meeting,

P. Morency permit application: Morency presented his application for Lot 9 to remove an existing deck and construct a covered breezeway connecting the house to the garage now converted to a family room with a net reduction of total square feet. As part of the on going review of this property and as per the prior direction of the Board for Morency to seek written approval of the state environmental representative which applicant then presented, the Board proceeded with the review. Bill made a motion to approve the application as complete. Motion was seconded and passed unanimously. Bill the made a motion to approve the permit as submitted. Motion was seconded and passed with one abstention (DM).

CEO noted that the Morency revegetation plan was inspected and adhered to provisions as earlier directed and further that no additional survey was required for right of way.

Morency noted that his attorney Bernier had been engaged to advise the Right of Way grantees for the lot properties.

The Board will advise the PB chairman to advise the town office in writing of the remediation of the NOV's' only pending his satisfaction that all aspects of the agreements have been executed (e.g. septic maintenance manual, letters to grantees etc.).

Dennis adjourned the meeting at 8:30 p.m.



Bill Gatti

Planning Board Member

APPROVED
9/8/25