

August Albion Planning Board Minutes

August 13, 2018

Members Present: C. Rounds, Chair, J.Siviski, A.Corson, B.Gatti

Members Absent: K. Morrisey, M. Ward

CEO: Present

Others Present: J. Violette, J. Marks

Chuck called the meeting to order at 7:04 p.m.

Approval of July Minutes:

Jeanne noted that the Board had requested a scaled drawing of the Shibles site plan. That request will be added to the minutes. Allysa made a motion to accept the minutes with the addition. Motion passed and minutes were approved with correction.

CEO Report/J.Violette and Fairfield Drafting and Construction Permits Review

Lot 30: Brian noted that the gravel pad had been removed, shed placed behind the structure and all setbacks now comply with the ordinance to the greatest extent possible. There being no other matters of compliance to discuss Chuck made a motion to approve the permit, the motion was seconded and approved unanimously.

Lot 29: Brian noted that the shed to be constructed would same size and holding tank was reduced. There being no other matters of compliance Chuck made a motion to approve the permit, the motion was seconded and approved unanimously.

Flood Plain Application: The Board noted that Flood Plain applications for Lots 29 and 30 were in compliance and without further discussion

Chuck made motions to approve the both applications respectively. Motions were seconded and approved unanimously.

Linda Smith Permit Review:

The Board noted two items in the permit regarding description of the site to be modified to be more specific. Review of the scaled site plan ensued with particular attention given to the height restriction of the structure and the expansion rule for non-conforming structures within the Shoreland Zone. Brian had prepared calculations that indicated the latter rule would be met and the height of the building would be in compliance. However the permittee would be required to submit NFPA 101, Flood Plain Application and Plumbing Permit before final approval could be granted. Chuck made a motion to approve the permit conditionally subject to compliance with aforementioned regulations. Motion passed unanimously.

J. Marks Permit Extension:

Brian noted that per the LUO, since Marks had substantially started on the building project and automatic one year permit extension would be granted from June 2018.

Ordinance Review:

The Board noted that several aspects of various ordinances and administration of same were in order (e.g. separate SZ application) for approval as warranted at the town meeting in March 2019. The Board will take up this review in upcoming meetings beginning in September as agenda schedule permits.

Chuck adjourned the meeting at 7:47 p.m.

Bill Gatti
Planning Board Secretary