

## **December 1, 2025 Albion Planning Board Minutes**

**Members Present:** J.Cucci, Chair, D. McKeen, B. McPherson, A.Ladd, M. Dow, J. Keay, B. Gatti

**Members Absent...**None

**CEO:** Present

Jeff convened the meeting at 6:30 p.m.

**Approval of November Minutes:** Dennis made a motion to approve the minutes as submitted. Motion was seconded and passed unanimously.

**Dumont Property:** The Board was asked to consider a pending sale of property as it pertained to necessary road frontage requirements. The CEO will advise the applicant to submit a land use permit for a LOT SPLIT including the establishment of a BACK LOT in accordance with the site plan submitted and subject to adherence to the provisions of therein.

**Vigue Permit:** After discussion of the planned action by permittee to rebuild the building the board noted that the project would be less nonconforming and as such within regulations.

Dennis made a motion to approve the application as complete. The motion was seconded and approved unanimously.

Ben made a motion to approve the application pending changes to be reviewed by the CEO. The motion was seconded and approved unanimously.

### **Electric Line Transmission and Wind Tower Draft Ordinance**

The Board was asked to review the forthcoming proposed draft of the ordinance by the Committee.

**CEO Report:** Joe presented his activity during the previous month. He requested the Board review the definition of "Bedroom" in order to better facilitate his work with building and septic permit submissions.

He distributed a copy of the new Maine State Act to Build Housing for Maine Families ....HP 1224- LD 1829 effective 7/1/27 along with his summary. The Board will seek to incorporate the provisions of the Act with assistance of legal counsel and secretarial support.

The Board noted the critical administrative work necessary to review the Land Use Ordinance book. The Board will further discuss an efficient process to complete any changes required.

Jeff adjourned the meeting at 7:43 p.m.

  
Bill Gatti  
Planning Board Member

1/15/24