

Office copy

July 8, 2025 Albion Planning Board Meeting Minutes

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

Absent: N/A

CEO: J.D. Present

Others Attending: S. Martin, Nicole T., E. Ellis

Jeff convened the meeting at 6:40 p.m.

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

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

P. Morency Lot Violation Update: Morency described his vegetation plan including berm placement according to nursery plan submitted. Board noted that it was within PB authority to review and approve the plan. Accordingly, the Board advised Morency that vegetation plan has been approved as executed.

Right of Way access has also been established. The list of grantees has yet to be distributed.

Morency will forward to his legal counsel.

The Board then received information from Morency about his compliance with provisions of NOV regarding the capacity of the septic system. Morency referred to his plan for Lots 1, 3, 5, and 9 to place the septic system within a LLC owned, funded and maintained by respective 4 property owners and that LLC responsibilities would run with current and future deeds.

Morency described a FUJI filtration system to be tested 2 times per year. Morency and PB agreed that a system maintenance manual for

the system be submitted to the town office and that the town would be advised ahead of scheduled semi-annual testing.

A further discussion ensued, including the history of Lot 5 activity pertaining to compliance with the 11 bedroom limit for the properties and further how this limitation would apply to a seasonal use of the garage/residence. PB advised Morency that PB would table the request pending further review with State environmental health officer Pugh followed by a PB review at a separate meeting.

Morency further requested that the now remediated 4 NOV's be filed as accepted by the Planning Board with the town office. Board agreed.

E. Ellis....Ellis preliminarily conferred with the Board as to the proper filing of a land development use noting a question to discern the need for a sub division or lot split permit application. CEO will review proper route to take and advise Ellis to prepare necessary documents.

Jeff adjourned the meeting at 7:50 p.m.


Bill Gatti
Planning Board Member

APPROVED 8/4/25
