

June 2022 Albion Planning Board Minutes
June 13, 2022

Members Present: K. Morrissey, Chair, M. Dow, D. Mckeen, N. Lawrence., B. Gatti

Members Absent: J. Atwood, B. McPherson

CEO: Present

Others Attending: B. Alexander

Kevin convened the meeting at 7:00 p.m.

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

CEO Report Jeff requested guidance as to interpretation of provisions in the ordinance for structural setback in the shoreland zone and provisions for handicap access. He was referred Shoreland Zoning Section C, Page 16, and to Article !! Section D, page 6 in the Land Use ordinance respectively.

Alexander Subdivision: Kevin explained to Ben Alexander that the review would commence with a review of the application. Having approved a completed application the Board would then notify the applicant of items that would need further discussion or completion.

Kevin noted the absence of certain property identifications that were then obtained during the meeting and added to the

application. Going forward Ben was asked to request a waiver on the application for all other subdivision requirements that were not deemed to be violations of subdivision regulations.

Ben was also advised to notify all abutters prior to the next meeting.

Bill made a motion to consider the application as complete contingent upon inclusion of request for waiver and abutter notification. Motion was seconded and passed unanimously.

Bill will initiate efforts to provide the public with hearing notice on the matter in newsprint and posting.

Draft of Utility Scale Solar Array Ordinance

A discussion ensued regarding the initial edits initially made to the first draft at the May meeting.

In addition to those presented in the second draft the Board concurred that additional research and /or action would be necessary as follows:

Bill will check with KVCOG representative to determine the flexibility of residential systems total square footage..i.e 800. Also the inclusion that small systems used for residential business would be exempt from the ordinance. Further that energy generated by such residential systems can be for owners own use.

Kevin will research the various information available on provisions for utility scale set backs and visual/safety issues.

The Board noted that any future ordinance would be placed in the current Regulation Pertaining to Subdivision and Commercial Development Review section of the Land Use Ordinance book and be reviewed as a part of that regulation including provisions for erosion and storm water runoff control. Other matters to be considered would be traffic and noise during construction, frequency of vehicles and provision for construction vehicle parking.

Bill will submit in a timely manner the final draft to the Fire Chief and Road Commissioner for comments and suggestions.

Kevin adjourned the meeting at 8:35 p.m.

Bill Gatti
Planning Board Secretary