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November 3, 2025 Albion Planning Board Minutes

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

Absent: D. McKeen, B. McPherson, M. Dow

CEO: Present

Others Attending: C. Spaulding, C. Spaulding, C. Roy

Jeff convened the meeting at 6:32 p.m.

Jeff appointed J. Keay and B. Gatti as voting members for the meeting.

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

C. Roy: Chuck described his intention to reopen his business inquiring of the Board any necessary permits or regulations needed. Upon discussion it was decided that no further action was needed given the continued nature of the merchandise for sale.

C. Spaulding Change of Use Permit : Mr. and Mrs. Spaulding described their intention to partially use an existing space in their business as an owner's apartment. Plumbing, septic, egress and parking requirements were discussed and found to be existing and adequate for a dual use structure. The Spauldings noted their intention to include in their deed the continued use in perpetuity of the property as commercial.

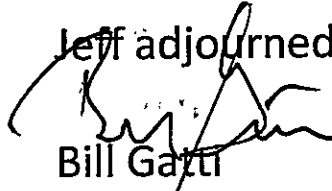
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Jerry made a motion to accept the application as complete. The motion was seconded and passed unanimously. Alan made a motion to approve the permit. The motion was seconded and passed unanimously.

CEO Report: Joe distributed a summary of his activities with supporting comments. He noted his intention to continue to provide the Board with monthly updates.

Morency: Jeff presented a summary of actions taken on the Morency properties including violations on each noting that some violations have yet to be addressed by Morency. The Board will make necessary recommendations to the Select Board.

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


Bill Gatti
Planning Board Member

APPROVED 12/1/25