

Albion Planning Board

Regular Meeting Minutes June 11, 2012

Planning Board Members present: Ellen Najpauer (Chair.), Frank Siviski (Sec.), Willie Grenier, Charles (Chuck) Rounds.

Others present: Mary Lee Rounds – Selectperson.

Mike Spaulding – C.E.O.

Peter Marchant – KJK Wireless.

Jason Brethauer.

Jessica Litvinchyk.

Lisa Webb Kellogg.

- 1) Meeting was called to order at 7:00 P.M. by Ellen (Chair).
- 2) Roll call: (4) Regular members.
- 3) Ellen informed the Board that Kevin would not be attending.
- 4) Willie moved to accept the Minutes of the May 14, 2012 Regular Planning Board Meeting as written. The motion was seconded and approved.
- 5) C.E.O. Report – Mike Spaulding informed the Board that the construction on the building for the permit granted on the North Vigue Shore Road had been completed. His inspection revealed that the work was done to the letter of the stated conditions.
Mike added that the last three lots on the North Vigue Shores Road have had new holding tanks installed and that some questions had been raised about timber harvesting on Lovejoy Pond.
- 6) Permit Review – Public Comment.

Peter Marchant – KJK Wireless – Expansion of the US Cellular tower on the Belfast Road.

Peter gave a brief explanation of the proposed expansion and illustrated what the changes would occur to the antennae array.

Frank moved to approve the permit for the expansion with the payment of a fifty (\$50) dollar permit fee. The motion was seconded and approved.

The Board postponed the review of Richard Sukeforth's permit application until later in the meeting because of the flood zone issue and moved to the applicant in attendance.

Allen Litvinchyk, Jr. – Building Permit – 70 Marden Shore Road.
Jason Brethauer and Jessica Litvinchyk presented the application to the Board.

The Board informed the applicants that the proposed building as presented would fall within the flood zone for Lovejoy Pond and as such would have to be reviewed under the Floodplain Management Ordinance. The Board briefly explained the requirements that would have to be met.

Jason and Jessica requested a short break in the review to revise the application and relocate the proposed building to an area outside the flood zone.

The Board agreed.

The Board used the break to begin its discussion on signs and the interrelated issues.

Jason and Jessica returned with the revised application. The proposed building location did not fall within the flood zone. The only possible problem was the location of the proposed septic system in relation to the proposed building.

Mike Spaulding suggested that considering the soils and the size of the lot it might be prudent to have a new soil test done and have the system moved to a new location. The applicants agreed.

Frank moved to approve the permit for the new building with the condition that the proposed SSWDS be moved to a suitable location by the Site Evaluator. The motion was seconded and approved.

The Board revisited the issue of signs. Topics of discussion included:

Size.

What is included in the area?

Permits and enforcement.

Review of other town's ordinances.

Shoreland zone requirements.

Free standing vs. attached to buildings.

The Board decided that further research was needed.

Frank provided the Board with a draft of a proposed change in the wording of the LUO that deals with fees or costs of professional services or technical assistance required by the Board. Ellen read the draft to the Board.

Richard Sukeforth, JR. – Building Permit – 107 Marden Shore Road.
The review of the permit application found it to be lacking in many areas.

Willie moved to return the application to Richard for being incomplete and include a list of what needed to be addressed. The motion was seconded and approved.

Areas that need to be addressed:

Book and Page reference.

Scaled drawing.

Road frontage.

Flood zone.

Floodplain Management Ordinance requirements.

Easements and R/W with widths.

Abutter's names.

Meeting ended 9:05 p.m.

Frank C. Siviski, Secretary

Approved 7/9/2012

A signed copy is available at the Town Office.