

## **Albion Planning Board**

Regular Meeting Minutes  
January 10, 2011

Planning Board Members Present:

Willie Grenier (Chair), Mayo Cookson, Frank Siviski (Sec.), Kevin Morrissey.

Deane Mason and Gordon Kenyon (Associates).

Others present: Mike Spaulding C.E.O.

Rick Sukeforth

Adam Ellis

Kevin Pooler

- 1) Meeting was called to order at 7:04 P.M. by Willie Grenier, Planning Board Chair.
- 2) Roll call: (4) Regular Members and (2) Associates.
- 3) Deane was appointed as a voting member.
- 4) Deane made a motion to accept the minutes of the December 13, 2010 meeting as amended. The motion was seconded by Frank. The vote was unanimous.
- 5) C.E.O. Report – Mike Spaulding informed the Board that there was nothing to report.
- 6) New Business – Rick Sukeforth – Seasonal conversion Marden Shores Road. Mike Spaulding informed the Board that the camp or cottage was properly permitted for seasonal occupancy. Mike explained that there were conflicts between the Land Use Ordinance and the State Plumbing Code. (See e-mails included). The issues concerned the definitions of an expanded use and a plumbing permit. The State Plumbing Code does not consider a seasonal conversion an expanded use and the LUO does not specify which type of plumbing permit is needed. (Fresh water or black water.)  
Frank pointed out that the purpose of seasonal conversion in the LUO clearly states the concern over subsurface wastewater disposal and did define the conversion as an expanded use. Mike was in agreement with this.  
Richard (Rick) explained that the camp was built in 1999 and replaced a mobile home that was on the lot. He did not have any paperwork concerning the septic system.

Frank informed the Board that Allen had spoken with Terry Hodges about the septic systems in the area and Terry believed that there were no permits issued.

Frank questioned the discussion of the issue since no application had been submitted.

Willie suggested the discussion continue to give Rick some guidance as to what had to be submitted.

Mike explained that an evaluation of the existing septic system could be performed but that it was costly. Frank suggested that the site could be evaluated for a replacement system similar to the process the Town of China uses to satisfy this requirement at less cost.

Willie asked the Board if this would satisfy the requirements of the LUO. The Board felt that it would.

Willie asked that Rick be placed on the agenda for the next regular meeting and informed Rick that since this was an "after the fact" permit; the permit fee would be double.

8) Rustic Heights Subdivision – Kevin Pooler and Adam Ellis. The Rustic Heights Subdivision which had been previously approved was not recorded within the ninety (90) day limit required by the Maine Title Standards. Adam produced a new Mylar to be signed. The signed plan was found and compared to the new. No changes were found. The plan was signed and dated.

9) Secretary's Report – Frank asked the members of the Board if they had been paid for the last year. Most members answered that they had received their checks. Frank informed the Board that he had not submitted any request for compensation as of that date and didn't understand where the amounts had come from. He said that he would ask Amanda where the amounts came from.

Frank raised the question of taxes withheld in the checks. He said that he would question Amanda about this issue.

Frank informed the Board of the results of his search of the Planning Board minutes concerning shoreland setbacks and the Land Plan Review. He stated that he found the shoreland setbacks discussed in the February 12, 2001 minutes with a reference to scheduling a Public hearing. No record of the Public Hearing was found.

No reference to the Land Plan Review was found during the years searched. (1995 to 2001.)

Frank made a motion to adjourn the meeting. The motion was seconded by Kevin. The vote was unanimous.

Meeting ended 9:02 p.m.

Respectfully submitted,

Frank C. Siviski, Secretary