

## **Albion Planning Board**

Regular Meeting Minutes  
October 10, 2011

Planning Board Members Present: Willie Grenier (Chair), Kevin Morrissey (Vice-Chair.), Frank Siviski (Sec.), Allen Knights, Ellen Najpauer.

Deane Mason and Charles (Chuck) Rounds (Associates).

Others present: Mary Lee Rounds – Selectboard Member.  
Beverly Bradstreet – Selectboard Member.  
Mike Spaulding – C.E.O.  
Rick Sukeforth

- 1) Meeting was called to order at 7:03 P.M. by Willie Grenier (Chair).
- 2) Roll call: (5) Regular Members and (2) Associates.
- 3) Ellen moved to accept the Minutes of the September 12, 2011 Regular Meeting as written. The motion was seconded and approved.
- 4) C.E.O. Report – Mike informed the Board that he had received a complaint about an outhouse on Lovejoy Pond and that it has since been removed.
- 5) Permit Review – Richard Sukeforth, Jr. – Seasonal conversion at 107 Marden Shores Road.  
Mary Lee supplied copies of the application to the Board.  
Mike informed the Board that the plumbing inspection had been done and a plumbing Permit issued. He further explained that he had received the HHE-200 Form for the requested replacement septic system.  
The permit was reviewed at length. Topics discussed included:  
Lot size. Was it one or two lots? Ownership of road.  
Date of lot creation. Year 2000. After adoption of LUO.  
Whether the lot was pre-existing non-conforming or non-conforming.  
The absence of the road R/W and railroad R/W on the application.  
Kevin asked that the lot dimensions on the application be changed to be consistent with the Site Evaluators plot plan.  
Frank asked that the application be changed to reflect that the property is in a Flood Hazard Zone.  
The changes were made to the application.

Ellen moved that a permit be granted for a seasonal conversion at 107 Marden Shores Road for Richard Sukeforth. The motion was seconded and approved by a vote of 3 to 1.

Richard was informed that the permit fee would be double because it was an “after the fact” permit.

6) Chuck Rounds – Report on MMA Workshop. Chuck gave a brief review of the workshop he attended and highlighted some of the issues that he thought should be brought to the Board’s attention.

7) Public / Civic Classification. Due to time constraints, The Board decided to postpone any discussion on the matter. It was noted that special attention should be given to the implications of any LUO changes in regard to the Table of Regulated Uses and Permit Fees.

8) Old Business – Long Term Agenda (Parking Lot List)  
Shoreland Zone. Frank informed the Board that Deirdre Schnieder of the D.E.P. had stated that she would be available to talk to the Board about the Shoreland Zone section of the LUO. Willie said that she would contact the Board members and coordinate a time when a workshop could be held. Allen noted that the Town Office would be occupied on October 24. Willie suggested that the Board could meet at the school library.

Meeting ended 9:22 p.m.

Frank C. Siviski, Secretary

Approved 11/14/2011

A signed copy is available at the Town Office.