

## **Albion Planning Board**

Regular Meeting Minutes  
May 9, 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: Mike Spaulding C.E.O., Rick Lawrence.

- 1) Meeting was called to order at 7:10 P.M. by Willie Grenier (Chair).
- 2) Roll call: (5) Regular Members and (2) Associates.
- 3) Allen made a motion to accept the minutes of the April 11, 2011 Regular Meeting. The motion was seconded by Ellen. The vote was unanimous.

- 4) C.E.O. Report. Mike reported that building activity seems to be picking up.

Allen asked about the new construction at Joey Fortin's farm. Mike informed the Board that the building was permitted.

Allen asked about what he considered a snowmobile junkyard on the China Road. Mike told Allen that it would be the decision of the Selectboard as to whether he could pursue any enforcement.

- 4) New Business – Rick Lawrence – Low-impact business permit. Rick explained that he was seeking a business permit for his new cider press. The business would produce specialty cider on a contract basis and would not initially be open to the public. He also mentioned that there was the possibility of some of the space being used for baking but due to family constraints, Mike Scholtz was not sure this would happen in the near future.

Frank asked Rick why there was no mention of the right of way and flood zone in the application. Rick said that he was unaware of any right of way and the building was not in a flood zone.

Frank informed the Board that he knew a twenty (20) right of way existed over the gravel road and that he thought that the flood zone issue should at least be brought to the attention of the Board for a determination to be made. Frank added that the original permit for the building didn't contain this information either. He pointed out that with

the sketch plan that was presented; there was no way to verify if the setback requirements would be met.

Willie said that she thought the matter of the flood zone was covered in the application because it asked if the proposed development was in a flood zone and added that she was concerned that Frank might have a conflict of interest in considering this application.

Frank informed Willie that he had no personal interest in the property but he would abstain from voting on the matter if it would help the process progress.

Chuck was appointed as a voting member.

The discussion then centered on how to get the needed verification of the setback requirements. It was suggested the permit be granted conditionally pending the verification of the setback by the C.E.O.

The application was tabled because the information was incomplete and the second page was missing. Rick said that he would resubmit the application with the required information and a more detailed sketch.

Rick Lawrence – Proposed Library Expansion. Rick explained the Libraries desire to expand. The plans at this time have not been finalized but the expansion would probably be to the rear and into the parking area. Their wish is to deal with the handicapped access issue and provide more shelf space for books. He thought that since it is all Town owned property there should be no issues with setbacks.

Rick was thanked for keeping the Board informed and asked back when the plans are formalized.

Willie informed the Board that MMA would be holding a seminar on wind power on Thursday July 14.

5) Old Business – Road Fees. Ellen reported that she had spoken with Gardiner's C.E.O. about the issue. She said that the fee schedule should be set on the number of inspections. She was told that the average number was three (3). The matter was tabled because of the more pressing issue of the Flood Plain Management Ordinance.

Flood Plain Management Ordinance. The discussion opened with the need to have the entire process completed by June 16<sup>th</sup>. The posting requirements for the Public Hearing on the matter were the next concern.

Ellen informed the Board that her research on the posting requirements indicated that the notice of the meeting had to appear at least thirteen (13) days prior to and be published in the paper at least two (2) times, at least twelve (12) days prior to. Since the vote had yet to be scheduled, it was decided to proceed with the Public Hearing and let the Selectboard decide when the voting would take place.

The date and time of 7:00 p.m., Wednesday May 25, 2011 at the Besse Building was set for the Public Hearing. Frank expressed his concern over the time frame for having the notice published in the paper because of the paper's desired lead time. He said that he would try to meet the requirements with the paper and take care of the local postings.

The next item discussed was the application fee listed (\$50). Frank stated that he felt the fifty (\$50) dollar fee didn't cover the costs incurred by the Town for the review and inspections. Kevin asked what would be more appropriate. Frank felt that since the cost of a Planning Board meeting was \$50 and there would probably be two (2) inspections, a \$100 fee would be more in line.

Kevin made a motion to have the fee listed as \$100 for the application fee. The motion was seconded by Allen. The Vote was unanimous.

The next topic of discussion had to deal with housekeeping. There was some concern expressed as to whether the old Flood Plain Management Ordinance should be vacated before the new one was adopted. It was noted that wording contained in the new ordinance seemed to address this issue. It was decided that it would be cleaner if the old ordinance was vacated and the new ordinance adopted.

Deane said that he would prepare an outline of the necessary wording for the Article to be voted on.

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

Meeting ended 9:47 p.m.

Respectfully submitted,  
Frank C. Siviski, Secretary