

Albion Planning Board

Regular Meeting Minutes
August 8, 2011

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

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

Others present: Mary Lee Rounds – Selectboard Member.

Mill Stream Christian Fellowship
Mathew Martsof
Jim Eaton

- 1) Meeting was called to order at 7:02 P.M. by Willie Grenier (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 June 13, 2011 Regular Meeting. The motion was seconded by Allen. Willie opened the discussion by referencing an e-mail sent to all the Board Members by Mary Lee Rounds to have her and Mike Getchell identified in the minutes as Selectboard Members. Various opinions were expressed.
Deane moved to table the discussion until a later time. This motion was ignored by the Chair.
Frank reminded the Chair that there were motions on the table.
Willie moved to list Town Officials with their appropriate title after their names. The motion was seconded and approved.
The vote to accept the motion on the minutes was unanimous.
- 5) C.E.O. Report was moved to after New Business.
- 6) New Business – Mill Stream Christian Fellowship. Mathew Martsof and Jim Eaton presented a sketch of the proposed sign to the Board. They stated that the sign would not exceed twelve (12) square feet in area.
Frank made a motion that the proposed sign conforms to the criteria of the Ordinance. The motion was seconded and approved.
It was noted that the C.E.O. should be informed that in the future, there would be no need to seek Planning Board approval for signs that conform to the criteria of the Ordinance.

Willie questioned whether the addition to the food pantry for the church would need a permit and Planning Board approval.

The permit for the food pantry and the C.E.O. approved permit for the church addition, and the Planning Board minutes concerning the food pantry were reviewed.

Willie felt that that use fell under the classification of Public, Civic in the Table of Regulated Uses and would need Planning Board approval.

The Board decided that the use was private and that Planning Board approval was not needed.

Ellen volunteered to look into the issue of Public, Civic classification and its definition for future reference.

7) C.E.O. Report – Mike Spaulding was not present.

Allen expressed his concern over the performance of the C.E.O. in dealing with canvas garages. He stated that the C.E.O. Log did not indicate that any permits had been approved for the numerous temporary garages in Town.

Mary Lee Rounds (Selectboard Member) informed the Planning Board that the Selectboard had decided at some point in the past that certain provisions of the LUO concerning permits and fees for portable garages would not be enforced and they had instructed the C.E.O. to not pursue any enforcement action on the matter.

A discussion was held on the current definition of a structure.

The Board felt that if there were problems with the LUO the proper avenue to handle the issue would be to propose an amendment to the LUO and place the issue before the voters.

Frank made a motion to revisit the definition of a structure and iron out the issues with temporary structures, storage trailers, swimming pools and satellite dishes and to present any proposed amendments or exemptions to the Town for a vote at the Annual Town Meeting. The motion was seconded and approved.

Chunk was asked if he could research the definition of structure and present his findings at the next meeting.

8) Old Business – Long Term Agenda (Parking Lot List)

Shoreland Zone. The discussion of the Shoreland Zone was put on hold until the September meeting pending an outline of proposed changes from Deirdre Schnieder of the D.E.P.

9) Willie closed the meeting by expressing her concerns over the permit process and the information that had come to light at this meeting. She stated that the permit process was in place to

- A) Protect the public safety.
- B) Assist the assessor for tax purposes.
- C) Address abutters concerns.
- D) Protect landowners' rights.

It was her desire to keep the lines of communication open and to be involved in decisions that affected both the Selectboard and the Planning Board.

Allen made a motion to adjourn the meeting. The motion was seconded and approved.

Meeting ended 8:44 p.m.

Frank C. Siviski, Secretary

Approved 9/12/2011

A signed copy is available at the Town Office.