

Albion Planning Board

Regular Meeting Minutes
July 9, 2012

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

Others present: Mike Spaulding – C.E.O.
Jim and _____ Kenny
Rick Sukeforth

- 1) Meeting was called to order at 7:02 P.M. by Ellen (Chair).
- 2) Roll call: (5) Regular members.
- 4) Chuck moved to accept the Minutes of the June 11, 2012 Regular Planning Board Meeting as written. The motion was seconded and approved.
- 5) C.E.O. Report – Mike Spaulding informed the Board of a complaint from Spiral Stairs concerning the Mill Stream Church. He explained that through his consultations with MMA, the Land Use Permit should have been based on the proposed use rather than the current owner. Since it was a church, it should have been reviewed as a civic use rather than a private owner. The civic use would have required a twenty-five (25) foot buffer strip. The complaint was filed after the appeals period had passed.
- 6) Permit Review – Public Comment.

Jim Kenny – 134 Marden Shores Road – Proposed screened-in deck.

The Board determined that the proposed construction fell outside the Special Flood Hazard Zone according to the FEMA Flood Maps.

It was explained that the proposed construction would be an expansion of use and was limited to a one time expansion of thirty (30%) per cent because of the Shoreland Zone setback requirements.

Kevin moved to approve the one time expansion for the screened-in deck. The motion was seconded and approved.

Richard Sukeforth, JR. – Building Permit – Proposed Addition - 107 Marden Shore Road.

The applicant was informed that since the property and structure fell within a Special Flood Hazard Zone as depicted on the FEMA Flood

Maps, he would have to submit a complete site plan prepared by either a PLS or a PE for review under the Floodplain Management Ordinance.

The Board felt that it would be unfair to incur the cost of developing a Site Plan without knowing whether the proposed addition would be approved.

Numerous topics were discussed.

Legality of lot (created in 2003).

Lot size (non-conforming).

Per cent (%) of expansion (area and volume)

Status and widths of right of ways (camp road and WW+F).

Set-back requirements.

Date the road was established (pre-September 22, 1971).

Frank moved to deny the permit for the addition because of nonconformance with the set-back requirements and the nonconforming lot size. The motion was seconded and approved.

Rick was advised by the Board of his options and offered advice as to how to proceed if he so desired.

Meeting ended 8:25 p.m.

Frank C. Siviski, Secretary

Approved 8/13/2012

A signed copy is available at the Town Office.