

## **Albion Planning Board**

Regular Meeting Minutes  
May 14, 2012

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

Associate member: Marc Gilbert.

Others present: Mary Lee Rounds – Selectperson.  
Leland Keay  
Jerry Keay

- 1) Meeting was called to order at 7:04 P.M. by Ellen (Chair).
- 2) Roll call: (5) Regular members and (1) Associates.
- 3) Marc was appointed as a voting member by Ellen.
- 4) Chuck moved to accept the Minutes of the April 9, 2012 Regular Meeting as written. The motion was seconded and approved.
- 5) C.E.O. Report – Mike Spaulding was not present.

Ellen used the time to inform the Board of her communications with Maine Farmland Trust.

Mary Lee informed the Board that the Selectboard had decided not to use their services.

- 6) Permit Review – Public Comment.

Jerry Keay presented the Board with an application for a change of use (business to residence) at the old fire station on Main Street.

The Board felt that both activities were permitted in the village area and only the non-conforming lot size had to be addressed.

Jerry was unable to provide the Board with any specific acreage but felt that it was in excess of 1/2 acre.

The Board thought that it might be best to revise the acreage to  $\frac{3}{4}$  of an acre and submit the application to the C.E.O. as a conforming lot.

Shirley Burbelo – 221 Unity Road – Sign. Shirley was not present and no application was submitted.

The Board took the opportunity to discuss what was felt as the inadequacies of the sign section of the Specific Use Performance Standards of the LUO.

It was agreed that some research should be done to improve the section.

Willie had to leave and gave her Town Office keys to Ellen.

Jerry Keay returned with an acreage figure supplied by Mary Lee. Jerry stated that the accessed acreage was 0.34 acres.

Frank moved to approve the permit with the new deck. The motion was seconded and approved.

7) The Board reviewed a number of topics for future discussion.

1) Comprehensive review of Wireless Telecommunications.

2) Signs.

3) Fees or cost of Professional Expertise or Technical

Assistance.

Kevin suggested that only one (1) topic be chosen and the work and revisions be completed before moving on. All agreed.

Meeting ended 8:37 p.m.

Frank C. Siviski, Secretary

Approved 6/11/2012

A signed copy is available at the Town Office.