

September 8, 2014 Albion Planning Board Minutes

Attendees: Frank Siviski, Chuck Rounds, Jeanne Siviski, Kevin Morrissey, Bill Gatti

Associate Member: Maryanne Cogswell

Absent: Matt Nielsen, CEO

Other Attendees: Albion Board of Selectmen, Chris Huck, KVCOG

Frank called the meeting to order at 7:04 p.m.

Approval of Minutes July 14, 2014. Bill Gatti noted a small correction to the minutes. Corrected the name of Chuck Huck to Chris Huck.

With that change Frank made a motion to accept the minutes as submitted. Motion was seconded and passed.

CEO report. Matt Nielsen had previously advised the Planning Board that there was no activity that needed PB attention this month.

KVCOG, PB Land Use Ordinance Review.

Jeanne Siviski introduced Chris Huck to the Board and those in attendance and briefly reviewed the circumstances that led to the overall review of the current LUO and subsequently the request to KVCOG to assist us in this matter.

She explained that Chris had previously submitted an 8 page summary of his findings and noted that any work that the Select Board and Planning Board authorized would be free of charge.

Frank noted that since any changes would need to be approved by town residents at the annual meeting in March of 2015 it would be wise not to change any land use requirements at this time (other than those updates that are required for legal reasons).

Chris discussed the elements of his recommendations and noted that there are three overall issues that should be addressed. Legal, Organizational and Content (Inclusion or Exclusion)

Frank noted that our Land Use Ordinance was now current as far as we know however a thorough review of the LUO would insure that we could remain so now and in the future.

Having received authorization from the Select Board to proceed, Chris and the Planning Board members with input and support of the Select Board discussed a two phase approach to addressing these issues.

First Phase would be to correct the legal issues as well as organizational issues of the current LUO for approval at the next Town Meeting.

Second phase would address various content issues at a later date.

A draft of the recommendations with a commentary would be ready for PB review on October 1st. These changes would be discussed at the next PB meeting on October 13th. Our goal would be to complete the first phase changes no later than December 31, 3014.

Chris also noted that the Land Use map including shore land use zoning updates must be in the Land Use Ordinance document. The town will provide him with an electronic copy.

Frank adjourned the meeting at 8:16 p.m.

Bill Gatti

Acting Secretary