

April 13, 2015 Albion Planning Board Minutes

Members Present: Frank Siviski, Chair, Chuck Rounds, Jeanne Siviski, Bill Gatti, Marianne Cogswell

Members Absent: Kevin Morrissey

Others Present: Matthew Nielsen CEO, Bob Ingram, Jason Wheeler

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

Appointment of Voting Members: Frank appointed M. Cogswell a voting member for the meeting.

Approval of March 10, 2015 Minutes

With the exception and subsequent correction of a grammatical error, Jeanne Siviski made a motion to accept the minutes as submitted. The motion was seconded and passed.

CEO Report

Matt Nielsen reported there had been no activity that required Planning Board attention with the exception of the Permit Application already on the meeting agenda.

Election of Planning Board Officers: 2015-2016

Frank opened the floor for selection and voting for PB members:

Chair: Chuck Rounds nominated Frank Siviski for Chair. Nomination was seconded, all voted in the affirmative

Vice Chair: Frank Siviski nominated Chuck Rounds for Vice Chair. Nomination was seconded, all voted in the affirmative.

Secretary: Chuck Rounds nominated Bill Gatti for Secretary. Nomination was seconded, all voted in the affirmative.

Land Use Permit Application: R. Ingram:

Initial review of the application noted the lack of designation of proposed use of the site. Bob Ingram noted that the use was seasonal and the application was completed and appropriate fee paid.

A discussion then ensued regarding the determination of the structural addition submitted and it's relation to the flood plain. The applicant had submitted as part of his application a FEMA map (Zone A, Panel 23011C0215D, effective June 16, 20211 that purported to indicate that the proposed expansion was outside the Special Flood Hazard Zone. After reviewing shore land maps and submitted documents it was determined the Special Flood Hazard Zone did encompass a portion of the structure, although the PB could not ascertain the accurate high water mark on this site.

The Board then voted that this was a complete and fee paid application. The Board voted to approve the permit as modified (see above). The Board advised Mr. Ingram that he was limited to a one-time 30% expansion for a pre-existing non-conforming dwelling at this location.

The Secretary will send a copy of the signed permit and other documents to the owner.

PB Job Description and Town Office Poster: Development is continuing.

New Business

Frank asked that all members thoroughly review the revised Land Use Ordinance document for typographical or grammatical errors.

Secondly in anticipation of PB final review of Subdivision and Major Commercial Development regulation review at our next meeting, Frank requested all members to once again review our prior work. He will forward a copy to all for that purpose.

Frank adjourned the meeting at 8:05p.m.

Bill Gatti

Secretary