

July 13, 2015 Albion Planning Board Minutes

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

Members Absent: Kevin Morrissey, Marianne Cogswell

CEO: Absent

Others Attending: Brian Milliken (Johnny's Seeds), Barry McCormick (Amulet Store), Frank Cronkite

Frank called the meeting to order at 7:12 p.m.

Appointment of Voting Members

Frank noted that a sufficient numbers of members were present for voting purposes.

Approval of June 8, 2015 Board Minutes:

Chuck Rounds made a motion to approve the minutes as submitted. Motion passed.

CEO Report

Frank noted that Matt Nielsen had conducted no activity during the previous month other than the permit application before the Board this evening.

Land Use Permit Application: Johnny's Seeds Company

Brian Milliken had presented a permit application for Board consideration. Frank noted that the permit had not been signed and a declaration as to a flood plain development had not been properly indicated. In addition, several aspects of the checklist for the Regulation of Site Plan and Subdivision were either pending or not addressed.

Although this application was partially complete and abutting neighbors had been notified, the Board voted via Chuck's motion that the application was incomplete and under the ordinance the Board could not accept it. Frank made several recommendations to Brian as to how to proceed and indicated that the Board would consider the application at a future Board meeting.

Bill will notify the Company in writing as to the Board's decision.

Amulet Permit

Barry McCormick (future owner of the Amulet store) requested a decision from the Board as to whether he would need to file a land use permit. Although he was not on the agenda, the Board voted to review the matter. The ensuing discussion revealed that Barry had no plans to change the footprint of the present buildings on the site nor had any present intention to conduct a different business there.

That being the case the Board advised Barry that he need not submit a LU permit application.

LUO proofreading changes.

Frank advised Bill of another typographical error and asked him to incorporate it with all other proofreading changes brought forth.

New Business

Frank noted that our Regulation for Site Plan and Subdivision check lists needed updating.

Frank asked Bill to email Mike Spaulding our Site Plan and Subdivision Regulation for posting on the Town website.

Future Meetings plan to include a dialogue with a member(s) of the Appeals Board (August) and a kick off meeting with Chris Huck, KVCOG to initiate discussion of Phase II of the LUO recommendations (September).

Frank noted a series of email transmissions initiated by Mike Spaulding to him and other members of the Planning Board. Frank responded to the emails offering suggestions as to how Mike should proceed. The transmissions, in their entirety will be attached to the approved July meeting minutes.

Frank adjourned the meeting at 8:00 p.m.

Bill Gatti

Secretary