

## **Albion Planning Board**

### Regular Meeting Minutes January 9, 2012

Planning Board Members present: Willie Grenier (Chair), Frank Siviski (Sec.), Allen Knights, Ellen Najpauer.

Deane Mason and Charles (Chuck) Rounds, (Associate Members).

Others present: Mary Lee Rounds – Selectperson.  
Mike Spaulding – CEO.  
Michelle Pacheco – Tilson Technology Management.  
Ken Gould  
Doug Gould

- 1) Meeting was called to order at 7:05 P.M. by Willie Grenier (Chair).
- 2) Roll call: (4) Regular Members and (2) Associates.
- 3) Deane was appointed as a voting member.
- 4) Ellen moved to accept the Minutes of the December 12, 2011 Regular Meeting as written. The motion was seconded and approved.
- 5) C.E.O. Report – Mike Spaulding asked the Board if there were any questions concerning the Year-end CEO Report.  
Allen asked if the greenhouse on the Pond Road (possibly Matt Lee's house) was permitted. Mike stated that he would investigate the matter.  
Mike informed the Board that he had investigated the anonymous complaint on North Vigue Shore Road on Lovejoy Pond and found that there was no basis for the complaint.
- 6) Permit Review – Public Comment.

Michelle Pacheco of Tilson Technology Management presented the Board with an application for CMP. The application pertained to the installation of an antenna on the existing Hussey Road (Stargate) cell tower for the Smart Meter project.

The Board asked Ken and Doug Gould if they had any questions concerning the application. Ken stated that his only concern was whether the height of the tower was going to be increased and therefore the fall-down area would have to be increased. Michelle showed Ken and Doug the technical drawings of the antennae placement on the tower and

explained that there would be no increase in height. Ken and Doug Gould seemed satisfied with the explanation and excused themselves from the proceedings.

The Board reviewed the application and the requests for waivers. It was found that two (2) of the three (3) requests for waivers were not needed.

Frank moved that the requirement of notifying abutters at least thirty (30) days prior to the Planning Board meeting be waived and that the notice given be deemed sufficient.

Deane informed the Board of his desire to state for the record his belief that the Planning Board did not have the authority to grant a waiver of this provision of the Land Use Ordinance. Deane's apprehension over the motion was duly noted.

The motion was seconded and approved. The vote was three (3) to one (1).

A motion was made to approve CMP's application to expand the wireless telecommunication facility at the Hussey Road site. The motion was seconded and approved. The vote was three (3) to one (1).

The permit fee was set at fifty (50) dollars as previously voted on.

7) Chuck expressed his concern over the obvious extension of the Hussey Road cell tower above its permitted height. It was noted that this seemed to be the standard procedure of the cell phone industry and that any action taken would have to be taken against all violators. Opinions were expressed concerning the matter. The issue was dropped because it wasn't on the agenda and was specifically a code enforcement issue.

#### 8) Unfinished Business

Timber Harvesting in the Shoreland Zone. The Board decided to suspend discussion on this topic until that time that the legislation actually passes and is signed into law.

Shoreland Zone Maps. Ellen reported on the inquiries she made concerning the costs associated with developing digital maps. Mary Lee Rounds (Select person) suggested that since the conversion to digital maps for assessing purposes was going to have to be budgeted in the future, it might prudent to convert all the maps at the same time.

The Board decided to continue with paper copies until the transition to digital could be budgeted.

Definition of Structure. Frank provided the Board with his revised definition.

**Structure** - anything built for the support, shelter or enclosure of persons, animals, goods or property of any kind, together with anything constructed or

erected with a fixed location on or in the ground, exclusive of fences, signs, and utility poles. The term includes temporary structures located on a prepared site. Temporary structures erected by civic or non-profit organizations for a period of less than ten (10) days are exempt.

There was much discussion about the inclusion of a “prepared site”, what it meant and whether the term would have to be defined. It was decided that the change was a step in the right direction and to leave as is. The Board did decide that the ten (10) day exemption should be applied across the board and should not be for individual groups.

LUO Revisions. A workshop was planned for January 23, 2012 to deal with the final proposals for the Town Meeting. The meeting was scheduled to be held at the Albion Elementary School library.

Frank was asked to supply the Board members with the most current list of the proposed changes.

Meeting ended 9:16 p.m.

Frank C. Siviski, Secretary

Approved 2/13/2012

A signed copy is available at the Town Office.