

## Orland Comprehensive Plan Committee

### Approved Minutes

June 26, 2017

#### 1. Attendance

John Bradford	x	George MacLeod, Co-Chair	x
Sharon Bray	x	Mike Malenfant	
Cheri Domina	x	Bart McGraw	x
Katie Greenman	x	Amber Poulin	
John Greenman (Alternate)		Tom Martin, HCPC	Excused
Bart Hutchins	x	Ed Rankin, Selectman	
Dexter Johnson, Chair	x	Les Stackpole, Selectman	x
Alvion Kimball	x	Ralph Gonzalez, Selectman	

#### 2. Welcome and Introductions

3. Minutes - Minutes of May 22<sup>nd</sup> were tabled until next meeting.

4. Chair Report – Johnson reported he has accepted the resignations of Connie Brown and Andy Odeen from the committee. Both have expressed willingness to help where they can as the Comp Plan progresses.

Tom Martin has asked that the committee focus on reviewing the draft Inventory and Analysis chapters. He said HCPC is substantially into the contract amount with the town. To date HCPC has provided drafts of Population, Economy, Housing, Transportation, Public Facilities and Services, Recreation and Marine Resources. Pending drafts are Water Resources, Natural Resources, Agricultural and Forest Resources, Existing Land use and Fiscal Capacity

#### 5. Sub-committee Assignments and Reports

a. Population: The draft chapter was reviewed with much discussion. The consensus was to come up with correct representative data rather than spending endless hours pursuing exact numbers. MacLeod will try to come up with some legitimate numbers on seasonal population.

b. Economy: The key findings from 2016 will be edited to include businesses that have been established or expanded since 1998 and business that have closed since then. In response to requests from HCPC for additional economic information, the following was noted by the committee:

1) 51 Orland residents were displaced when Verso Bucksport closed.

2) Orland does not have any defined priorities for economic development.

3) With regard to conditions in Orland Village; There are signs of life with two old buildings being purchased recently and the owners having some plans for commercial reuse. Conversely there are problems with speeding traffic and one blighted property that detracts from the otherwise attractive village setting.

4) It was decided that seasonal homes will be included in consideration of the impact of tourism. Kimball will explore Air B&B for supporting data, and Domina has data to support that there is a year round, not just summer seasonal aspect of tourism. There are several assets in Orland that are expected to attract more visitors. These include the Great Pond Mountain Trust Wildlands, East Coast Greenway, Downeast Fisheries Trail, and the US Bike Route 1.

5) Home occupations and self employment seem to be on the rise and play an important role in the life of the community.

6) Orland lacks defined commercial or industrial development areas. The existing Site Plan Review Ordinance has a few development standards, but does not regulate where growth may occur.

It is noted there are no efforts to attract business to Orland and the town may benefit from zoning and an Economic Development Authority.

7) Public utilities conducive to development are extremely limited. Public sewer is available only in a small area that is not well suited to commercial/industrial projects, and there is no public water anywhere in town. Along Route 1, Route 46, Route 15 and Route 175 there are broadband access possibilities as well as three phase electrical power.

c. Housing: Tabled until next meeting.

Johnson will attempt editing of the I&A Population and Economy chapters based on committee discussions. It is understood that further reviews and revisions may be made as the plan progresses.

6. New Business - None.

7. Old Business - None.

8. Public Comments - None.

9. Board Comments. There was a consensus that many of us are getting burned out and no meeting will be held in July. We will pursue sub-committee activities at a leisurely pace and meet again in August.

10. Next meeting – August 28, 2017 @ 6:30pm.

11. Adjourned at 8:45pm

Respectfully submitted,

Dexter Johnson