

**Orland Planning Board Minutes**  
**7:00 P.M. / April 7<sup>th</sup>, 2014**

1. Roll Call

Present: Dexter Johnson, Roger Wood, Mike Bishop, Charles Giosia, Alt. Kristen Cook, Alt. William Orcutt, Mike Falvey - CEO

Absent : Jack MacBrayne

Public: Martin Family, Friends of Dodge Hill

2. Approval of last Months Minutes. M. Bishop made motion D. Johnson seconded to accept minutes 5-0 in favor
3. Communications and Chairman's comments:  
Martins presence at Planning Board Meeting and introductions.
4. Unfinished Business
- A. Sign Original Facts and Conclusions for 44 Evergreen Way
  - B. Dean & Sherry Young-Martin: Amended Site Plan for 44 Evergreen Way.

The Martins presented an application for further development of their property at 44 Evergreen Way (Map 46, Lot 023-7). The application included a request to expand the non-conforming portion of the existing structure by 30%. The Board computed the request as follows:

Existing non-conforming square feet	488.5sf
30% Allowance	146.5sf
Proposed expansion square feet	144.0sf

The Board finds that the proposed expansion of the non-conforming structure is within the limits allowed by the Shoreland Zoning Ordinance.

The Martins also requested a substantial addition to the existing structure. The Board finds that the proposed addition lies entirely behind the required 100' setback from the Normal High Water Line (NHWL) and does not require Board approval.

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In making these determinations, the Board finds that various questions have arisen as to the legality of the existing structure. The Board finds that the Town of Orland has:

1. Previously issued a variance from the 100' from the NHWL for this specific property.
2. Issued all building and plumbing permits for the existing development on this specific property based upon the above mentioned variance.

The Board further finds that there is no indication that the property owners acted illegally in undertaking the existing development on this specific property, and that any shadow of doubt as to the legality of the existing development is and was beyond the control of the Martins.

Motion: (Mike Bishop) The Board finds that the proposed application meets the requirements of the Orland Shoreland Ordinance, especially with consideration of the 30% expansion limits, and that the Code Enforcement Officer is authorized to issued the required building permits.

Seconded: (Roger Wood)

Vote: 5-Yes, 0-No (Motion passed)

The Board counter-signed the permit as a matter of record.

5. New Business  
None

6. Other Business

Public Hearing for Proposed Site Plan Review Ordinance changes schedule for April 24<sup>th</sup> 7:00 pm at Orland Office.

7. Code Officer Report

**3/28**

1. 50 Rivers Edge Lane / Map 20 lot 17. Lot is 110' wide x 300' long. Wants to DEMO camp and build on same footprint. Realtor is questioning if this is possible and the process and permitting needed. (lot frontage minimum is 150' and 30,000 sq. ft.)
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2. Henry Violette of 13 / 15 Castine road wants to sell off a piece of property that currently has a trailer on it and shares a well for water from his property. Advised him that it would be best to have the property he wants to sell to have its own well. I told him I would research it and get back to him with any information I find.
3. Was asked by the Town Clerk if I would be interested in taking over the position of Health Officer pending the current Health Officers resignation. I am qualified and hold that position in other Towns. I would accept pending negotiations on an hourly wage for time spent in research and fact finding.

3/19

1. Complaint regarding a Mobile Home on 122A Front Ridge Road owned by Sungcha Buttons and occupied by Lisa Haynes. Numerous complaints including leaking roof, structural integrity, undrinkable water, mold inside and possible septic system failure. Health issues and possible code violations.
2. Bob Harrison to replace sills and flooring at Camp on Alamoosook. Maintenance only, no expansion or increase in footprint or volume. DEP permit by rule issued with no permit needed from Town.

7. Public Questions / Comments

Friends of Dodge Hill presented a proposal for Orland Wind Facility Ordinance Revision. Representing Friends of Dodge Hill were Nikki Fox and Kate Groupee. Planning Board respectfully listened to their proposal. The Board made clear that they had been working on this Ordinance for almost 4 years and at this point in the process could not make any revisions. It was suggested that they take it to the Selectman and/or start a petition to gain signatures.

8. Next meeting – May 5, 2014

9. Adjourn – 8:55 pm

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