

TOWN OF ORLAND
PLANNING BOARD MINUTES
April 4, 2016
7:00PM

I. ROLL CALL

	JACK MACBRAYNE
X	DEXTER JOHNSON
X	BRENDA LEAVITT
X	CHARLES GIOSIA
X	ROGER WOOD
X	KRISTIN COOK (ALTERNATE)
X	BILL ORCUTT (ALTERNATE)

Staff Attending:

	EDWARD RANKIN SR, Code Enforcement Officer & Chair Selectman
	RALPH GONZALES, Selectman
	LESTER STACKPOLE, Selectman
X	LUKE CHIAVELLI, Code Enforcement Officer & Plumbing Inspector
X	DONALD BAKER, Alternate CEO
X	TRACY PATTERSON, Board Secretary

Attending Public: Pamela Latarte, Norman Latarte, Stephan Crawford, and Shawn Mercer

- II. Johnson called the Meeting to order at 7:01pm.
Orcutt was appointed to vote in MacBrayne's absence.

- III. MINUTES OF March 7, 2016 MEETING
Motion to approve minutes: Leavitt
Second: Wood
Approved by unanimous vote.

- IV. CEO REPORT
 - A. Chiavelli reported issuing eight plumbing permits.
 - a. Sharon Martin, of 44 Evergreen Way, Internal plumbing permit.
 - b. Edward Rankin Sr., of 73 Beechwood Lane, Internal plumbing permit.
 - c. Stephanie Tourles, of 1199 Castine Road, Business permit.
 - d. Clause Hamann, of 497 Castine Road, 30'x32' garage with 19'x11' breezeway.
 - e. John Majek, of 500 Front Ridge Road, Internal plumbing permit.

- f. Kevin Fitzgerald, of 1217 Castine Road, Sub Surface Waste Water System.
 - g. Carolyn Coe, of 1588 Acadia Highway, Sub Surface Waste Water System.
 - h. Dana Doane, of 146 Front Ridge Road, Internal plumbing permit.
- B. Chiavelli stated that he is continuing to work on six nuisance complaints consisting of cases of garbage, debris, and junk vehicles.
 - C. Chiavelli reported receiving two calls from abutters of Shawn Mercer requesting more information about the Site Plan Application for Nancy Place Homestead. The callers only wanted information, and did not offer any opposition to the application.

V. COMMUNICATIONS AND CHAIRMAN’S COMMENTS - None

VI. UNFINISHED BUSINESS - None

VII. NEW APPLICATIONS

- A. Shawn Mercer submitted a Site Plan Review application to open a seasonal farmstand to sell fresh vegetables, blueberries, flower seedlings, flowers, and eggs. Mercer stated that in the future he may want to expand to sell beer/wine, cheese, meat, crafts from licensed vendors, bread, and prepared food.
 - i. Mercer explained that the business will operate out of an existing garage, with the only new construction being an attached greenhouse to the south side of the building. The building has existing power. Mercer stated that renovations would include painting, insulation, and possibly adding a lunch counter in the future. Mercer stated that he plans to use his own materials for the renovations.
 - 1. The board expressed that the current application was for the farmstand only, and if he added a lunch counter a separate permit would be required. There was discussion regarding state and federal regulations involved in the selling of beer/wine, food items (specifically meat), and operating a lunch counter.
 - ii. Mercer stated there are two existing water sources, a spring and a well, that he could bury a water line from for water.
 - iii. Mercer stated he does not intend to add a bathroom to the building, and should the need later arise he may utilize a portapotty.
 - iv. Mercer estimated that there was adequate parking to accommodate 20 cars, and that he does not anticipate customers to exceed that capacity.
 - v. Cook questioned the safety of the location of the driveway for motorists turning into the farmstand. Mercer agreed it could be a concern, but that the entrance is wide enough for two cars. There was discussion regarding the possibility of adding road signage to alert motorists to use caution.
 - vi. Mercer stated he will use the existing sign for the Nancy Field Homestead.
 - vii. Leavitt made a motion to approve Permit.

Seconded: Giosia

Approved by unanimous 5-0 vote

Chiavelli made out the Site Plan Permit, and Mercer will pick it up at the Orland Town office during regular business hours.

VIII. OTHER BUSINESS

- A. Johnson gave an update on the Comprehensive Plan. He reported that the Comprehensive Plan Committee is still deciding on the questions for the town wide survey, as well as the timing of when that survey should be distributed to the public. Johnson explained that the committee will be working on one section of the Comprehensive Plan at a time with the goal of posting each section on the town website as it is completed to keep the town engaged. Johnson stated that as the committee works through the Comprehensive Plan they will be creating subcommittees which will include more community members in the process. Each subcommittee will be headed by a member of the original comprehensive plan committee. He added that there is already one subcommittee, the "Waterfront Committee", which is headed by Alvion Kimball.
- B. Leavitt reports that the Site Plan Review checklist is still in progress, and she plans to have it completed for the May 2, 2016 Planning Board Meeting.

IX. PUBLIC QUESTIONS and COMMENTS

- A. Pamela Latarte noted concern over traffic on the hill where Mercer will have his farmstand. Johnson suggested that motorists would likely adjust to more safely navigate the hill with the added traffic.

X. NEXT MEETING will be held May 2, 2016 at 7:00pm at the Orland Community Center Conference Room.

XI. ADJOURN

- A. Motion to Adjourn: Wood
Second: Leavitt
Approved by unanimous vote at 8:00pm.