

TOWN OF ORLAND
PLANNING BOARD MINUTES
August 3, 2015
7:00PM

I. ROLL CALL

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

Staff Attending:

X	EDWARD RANKIN SR, Code Enforcement Officer & Chair Selectman
	RALPH GONZALES, Selectman
	LESTER STACKPOLE, Selectman
X	TRACY PATTERSON, Board Secretary

Attending Public: Pamela Latarte, and Norman Latarte,

- II. MacBrayne called the Meeting to order at 7:02pm.
 - A. MacBrayne appointed the alternates to vote in the absence of Johnson, and Giosia, should the need arise.
 - B. MacBrayne moved to conduct regular meeting and postpone the Wind Ordinance Review until September 8, 2015 meeting.
Second: Wood
Approved by unanimous vote.

- III. MINUTES OF July 6, 2015 MEETING
 - A. MacBrayne mentioned a change in 12.I. to replace the word “regulations” with “Model Ordinance.” Patterson stated that this change had been made.
Motion to approve minutes: Leavitt
Second: Wood
Approved by unanimous vote.

- IV. CEO REPORT

- A. Rankin reported that H.O.M.E Inc. had received permits issued by Guse, and also received an additional plumbing permit since last meeting.
 - a. Leavitt questioned if H.O.M.E Inc. had a site plan review permit done by the Planning Board, and the authority of Guse to issue the building permit since they are located outside of the shoreland zoning.
 - i. Discussion surrounding the need for a site plan review for any business.
- B. Rankin reported receiving four applications for the position of Code Enforcement Officer, and stated that interviews will begin Thursday, August 5, 2015.
- C. Rankin reported receiving many permit applications, and one complaint.
 - a. Martin, 4 Church Street, hooked into the town sewer.
 - b. Bruce Johnson, 41 Short Point Way, driveway, camp, septic, and dock permits.
 - c. Robert Smart, 221 Back Ridge Road, final plumbing inspection.
 - d. Richard LeClair, 23 Roundabout Way, final plumbing inspection.
 - e. Clarence Bridges, Bridges Way, a dock permit.
 - f. Dave Green, 196 Rocky Pond Way, camp addition.
 - g. Kerry Lord, 200 Violette Way, repair shed, dock.
 - h. Rich Wright, 100 Violette Way, garage permit.
 - i. John Jones, septic permit, plumbing permit.
 - j. Ralph Burgess, 103 Meadow Brook Lane, Erosion Control permit, plus Permit By Rule by D.E.P. Permit was issued because there was over 12 feet of extraction.
 - k. David Vroom, 45 Loon Way, garage permit.
 - l. H.O.M.E. Inc, School Street, Plumbing permit.
 - m. Michael Leeman, 47 Laughing Loon Way, garage permit.
 - n. Dave Spurling, 26 Vista Way, plumbing permit #15-25.
 - o. Hunter Wilbur, 121 Cedar Swamp Road, plumbing permit #15-27, septic permit #15-26.
 - p. Complaint from Don Jewett about junk cars in Happytown Road, reported plan on following up.

V. COMMUNICATIONS AND CHAIRMAN’S COMMENTS

- A. MacBrayne reports having conversations with True Value representative and Jerry Harriman on July 21, 2015 regarding the size of replacement signs on Hardware Store Building. Rankin also reported speaking with them, and stated that due to the signs being replacement signs of the same size, no permits are required.

VI. UNFINISHED BUSINESS - None

VII. NEW APPLICATIONS - None

VIII. OTHER BUSINESS - None

- IX. PUBLIC QUESTIONS and COMMENTS
 - A. Leavitt asked if the town offers guidance regarding placement of the reflective house numbers signs offered through the Orland Town Office. Patterson responded that suggestions are offered depending on the sign purchased.
 - B. Question regarding the Happytown/Winkumpaugh culverts. Rankin explained that Ellsworth is going to pay for the materials, and Orland will pay for the installation. He stated that they are approximately half way through the permit process, and will likely start the project in September or October.
 - i. Cook asked if anything is being done about where the pavement stops. Rankin replied that part of the road is Ellsworth, though we may pave part of the hill when the culvert project is being completed.
 - C. Wood asked about the progress of the Community Center. Rankin gave an overview of the current businesses occupying the Community Center as well as prospective new businesses looking to move in.

- X. NEXT MEETING will be held September 8, 2015 at 7:00pm at the Orland Community Center Conference Room.

- XI. ADJOURNED at 7:32pm
 - A. Motion to Adjourn: Orcutt
Second: Cook
Approved by unanimous vote.