

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

I. ROLL CALL

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

Staff Attending:

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

Attending Public: Pamela Latarte, and Norman Latarte

- II. Macbrayne called the Meeting to order at 7:05pm.
 MacBrayne appointed Orcutt to vote in Leavitt's absence.

- III. MINUTES OF NOVEMBER 2, 2015 MEETING
 Motion to approve minutes: Johnson
 Second: Giosia
 Approved by unanimous vote.

- IV. CEO REPORT
 - A. Chiavelli reported issuing two permit; One to Majek, and an after the fact septic system permit on Toddy Pond. He also reported receiving some complaints by telephone.

- V. COMMUNICATIONS AND CHAIRMAN'S COMMENTS
 - A. MacBrayne spoke with Jerry Harriman 11/3/15 regarding new signage for Bucksport Hardware. Stated that he told him to use 32 square feet, and that he believed the new signs would comply with the ordinance, and that he could proceed with installation.

- B. On 11/18/15 MacBrayne received a phone call from a lady on behalf of her friend who is interested in purchasing the property of Map 4, Lot 21-1, with the intention of operating a gravel pit. MacBrayne reported informing her of the Site Plan Review Process, and that the buyer would need a signed Purchase and Sales agreement.

VI. UNFINISHED BUSINESS- None

VII. NEW APPLICATIONS - None

VIII. OTHER BUSINESS

- A. MacBrayne stated that he would like to add a Comprehensive Plan update to each months Planning Board agenda to follow the progress as it develops. The Planning board agreed.
- B. Johnson discussed the progress of the Comprehensive Plan.
 - i. A meeting between town officials and Tom Martin of the Hancock County Planning Commission will occur on December 17, 2015.
 - ii. Johnson stated that there will be a 7-9 member committee chaired by himself, and he has asked George MacCloud to co-chair the committee.
 - iii. \$30,000 has been appropriated by the town, and the estimate given by Tom Martin was close to that amount. Though early discussion included the town doing a large part of gathering information, it has been determined to hire the work out to the professional.
 - iv. Bucksport is also going through the Comprehensive Plan process, and Orland plans to work alongside Bucksport to gain ideas and share strategies.
 - v. Giosia asked how long of a process the Comprehensive Plan was expected to be. Johnson replied it would likely take over a year to complete.
- C. Johnson requested that a set of tax maps be kept in the Community Center conference room where the Planning Board meets. Chiavelli, and Patterson, offered to bring a copy of the tax maps to the Planning Board meetings so that the maps would not have to be stored in the Community Center.

IX. PUBLIC QUESTIONS and COMMENTS

- A. Pamela Latarte asked if wells had been addressed in the Wind Review process, as she was concerned that blasting could damage her spring, and effect the quality of her drinking water. After a short discussion it was determined that specific issue would be addressed if the Wind Review Ordinance was revised.

X. NEXT MEETING will be held January 4, 2015 at 7:00pm at the Orland Community Center.

XI. ADJOURN

- A. MacBrayne motioned to adjourn. Due to the absence of two board members it was decided to postpone the Wind Power review until the next meeting. All Planning Board members agreed.

Motion to Adjourn at 7:35pm: Johnson

Second: Wood

Approved by unanimous vote.