

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

I. ROLL CALL

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

Staff Attending:

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

Attending Public: Pamela Latarte, and Norman Latarte

II. Macbrayne called the Meeting to order at 7:00pm.

III. MINUTES OF DECEMBER 7, 2015 MEETING

Motion to approve minutes: Johnson

Second: Giosia

Approved by unanimous vote.

IV. CEO REPORT

A. Chiavelli reported issuing three septic permits.

a. A replacement septic tank and pump station to Carolyn Bennett, of 112 Violette Way.

b. A replacement sub surface waste water system to Polly Sewell, of 115 Gross Point Road.

c. A new home internal plumbing, and hook up to existing system.

- B. Chiavelli also reported following up on several 'Junkyard' complaints. He stated that he had not heard back from the property located at 47 Gross Point Road. MacBrayne added that the property had begun to be picked up.

V. COMMUNICATIONS AND CHAIRMAN'S COMMENTS - None

VI. UNFINISHED BUSINESS- None

VII. NEW APPLICATIONS - None

VIII. OTHER BUSINESS

- A. Johnson was asked for an update on the Comprehensive plan. The first meeting for the Comprehensive plan will be held at the Orland Town Office on January 25, 2016, at 7:00pm. There is a lot of interest. The committee will be appointed, and will meet on the third Monday of each month. Contracts with have been approved with the Hancock County Planning Commission. Johnson stated that the committee still plans on connecting with Bucksport during the process.
- B. Johnson noted that there were changes to the June 2015 Planning Board minutes that he would like to clarify. 10.2.12 should have read "Johnson requested that "project area" be defined. He also noted that MET tower data should be gathered from the actual project site, not from an adjacent property. Leavitt asked if that information would be in the site map. Discussion on project area and where MET tower would be located. Wood stated that these were questions the Planning Board could ask the applicant when an application is received."MacBrayne stated that if a person puts up a MET tower it is just to gather information, they may not plan to make that the site.
- C. Brenda requested a blank Site Plan application be emailed to her so she could develop a check list. Patterson will email her a blank Site Plan Review application.
- D. Chiavelli questioned the Planning Board regarding the need for a Site Plan review for a property that had converted a shed to a rental property with only cold running water. MacBrayne said that a Site Plan Review would not be necessary because it was an existing building, and was not a business.

IX. PUBLIC QUESTIONS and COMMENTS- None

X. NEXT MEETING will be held February 1, 2016 at 7:00pm at the Orland Community Center.

XI. ADJOURN

- A. MacBrayne made motion to adjourn the regular meeting and begin the Wind Ordinance Review.

Motion to Adjourn at 7:15pm: Johnson

Second: Giosia

Approved by unanimous vote.

WIND ORDINANCE REVIEW

- 12.1. Natural Resource Protection- Johnson stated that the comprehensive plan could be valuable in defining Natural Resources that may have changed since the last Comprehensive Plan. Leavitt stated that the state is clear about endangered, or significant, but rare or threatened can be subjective. Leavitt suggested that additional wording be added to the species/plant/etc. should be on a state protected list to constitute it as rare or threatened. MacBrayne pointed out that the applicant would get written comments/recommendations from Maine Department of Inland Fisheries and Wildlife.
- 12.3. Johnson believes both should be required rather than an either/or. MacBrayne clarified to just replace “or” with “and”. Discussion led to the determination that technical advice would be required to better understand this section.
- 12.10.1. Johnson stated that “non-obtrusive” is not defined.
- 12.10.3. Johnson noted that screening a buildings view may be “one sided”, and a new comprehensive plan could help identify scenic views. MacBrayne noted that scenic resources are identified and defined.
- 13.1. Johnson stated that he has read this many times, but he couldn’t explain it. Leavitt added that there are people who could explain it and that the Planning Board doesn’t need to be able to explain it as there are experts who could. Leavitt then asked if our ordinance has been compared to the state standards recently. MacBrayne said he wasn’t sure. Leavitt added that if our ordinance was in compliance with the states, she would be find it satisfactory. MacBrayne reminded the board that this was pertaining to the smaller wind turbines, and therefore do not need a state permit, unlike the large turbines. Johnson questioned how the town Code Enforcement Officer would be able to enforce the ordinance. Leavitt responded that the Code Enforcement Officer could make the decision to contract it out. MacBrayne stated that the cost for that may be in the fee schedule. Leavitt suggested a side-by-side comparison be done of how our noise levels compare to the states.

ADJOURNED at 8:06pm.