

Town of Orland, Maine
Planning Board
Minutes July 7, 2014

1. Attendance

MacBrayne called the meeting to order at 7:00PM.

Board Members Present: MacBrayne, Giosia, Wood, Bishop, Johnson, Cook (Alt.), Orcutt (Alt.)

Members of Public present: Norman and Pam Letarte, Rick Smith, Dave Kimball, Delmar Buzzell

2. Minutes of June 2, 2014 meeting

Wood moved to accept /approve minutes as presented. Giosia seconded. Vote: 4 yes, 0 no, Bishop abstained.

3. Communications and Chair Comments

A. MacBrayne updated on impending requirements of the National Flood Hazard Insurance Program. Orland will receive new flood plain maps and a model ordinance in the near future. Town meeting will have to vote on new ordinance and maps in 2015.

B. MacBrayne and Ed Rankin visited Tilton site on Toddy Pond. The Tiltons will replace the floor and sub-structure of cabin #2.

C. Aaron Bussey inquired of MacBrayne about establishing a commercial business at a lot in the "Cottages Sub-division." Covenant restrictions attached to the sub-division and the lot in question appear to prevent anything but residential primary and accessory structures.

D. John Jones has inquired of MacBrayne about the need for permits to re-open and operate the Acadia Market on Route 1. It was discussed whether the new Site Plan Review Ordinance (SPRO) requires any action. It also discussed whether previous permits were issued to others who had reopened that facility.

4. Old Business

None.

5. New Business

A. Dave Kimball has complained about noise and smoke coming from the newly permitted wood working business on Route 1. The noise is coming from the planner machine while the source of smoke is an outside furnace. Owner Delmar Buzzell asked Mr. Kimball to call him if the noise or smoke reoccurs. Both parties seemed willing to try to work the problem out between themselves.

B. Aaron Bussey site plan review application for a lobster pound and landscaping business. Bussey was not present and the Board was not provided with application materials. This item was not discussed beyond what was stated in item 3.C. above.

C. Rick Smith inquired of the Board about the need for permits to move his bottle redemption business from Orland Market property on Fish Point Road to the old Historical Society building on the Castine Road.

Smith stated that the market property will soon be sold or auctioned and he will have to relocate. He hope to keep the business in Orland Village, citing the recent loss of the market and the possibility of the village "dying".

Board members were concerned about the speed and volume of traffic on the road, as well as the proximity of the building to the road and lack of parking.

Smith stated the business sees about twelve (12) cars per day on average, and customers with large amounts of returnables are required to drop them off rather than wait on site for the tally.

It was unclear who actually owns the Historical Society building and who owns the narrow alley between that building and the market.

Smith was given a copy of the newly adopted SPRO to review as he decides how to proceed.

6. Other Business

A. Johnson and Orcutt reported on the Maine Municipal Assn. (MMA) Workshop for Planning Boards and Boards of Appeals they attended in May. Johnson encouraged the Board to utilize MMA website (www.memun.org) for information and assistance with Board matters, especially legal issues. MMA also publishes manuals specifically designed for various municipal boards. As municipal officials, Board members are authorized to access legal services and other areas of the MMA website not available to the general public.

B. MacBrayne asked Johnson to see if he can update the SPRO application to make it consistent with the revised ordinance.

7. CEO Report

None. Johnson stated he has expressed interest in the Code Enforcement position with the Town.

8. Public Questions/Comments

None

9. Next Meeting

August 4, 2014

10. Adjourn

Unanimous vote. Time not noted.