

TOWN OF ORLAND
 PLANNING BOARD MINUTES
 July 6, 2015
 7:00PM

I. ROLL CALL

X	JACK MACBRAYNE
X	DEXTER JOHNSON
X	BRENDA LEAVITT
X	CHARLES GIOSIA
X	ROGER WOOD
	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, Norman Latarte, Stephen Crawford

- II. Macbrayne called the Meeting to order at 7:00pm.
 - A. Johnson requested a moment of silence to honor the late Gerry Guse, which was granted.

- III. MINUTES OF June 1, 2015 MEETING

Johnson wanted it discussed that in wind ordinance review 9.7 Professional Services, it was discussed that the applicant should provide funds for professional services. Also, that in 8.a.ii. where it stated "A and B". it should have read "1A and 1B".

Motion to approve minutes: Leavitt
 Second: Wood
 Approved by unanimous vote.

- IV. CEO REPORT
 - A. Chair Selectmen Ed Rankin has accepted the responsibility of interim Code Enforcement Officer, Plumbing Inspector, and Health Officer until a suitable candidate is found to fill the vacancy.
 - B. Rankin reported receiving several permit applications and one health complaint.

- a. Terrie Perrine of 184 Violette Way is building a 10'x20' replacement deck, and cleaning up an old crib garden in front.
- b. Larry Freillino of 335 Surry Road is working on a septic field design.
- c. Robert Carroll of 80 Oak Hill Road is working on a new septic design and plumbing permit.
- d. John Flagg of 66 Oak Hill Road has made a complaint of unsafe living conditions in the mobile home he is renting. Rankin reported the property has mold infestation, holes in floor, leaks, non-functioning outlets, and rotting wood. Rankin stated that a letter of violation is being written to the property owner.
- e. Beth Roderick of 497 Castine Road is working on a septic design.
- f. Bill Littlefield of 28 Lady Slipper Way is adding an 8'x8' wood shed.
- g. David Spurling of 26 Vista Way had a pre-plumbing inspection.
- h. Discussion surrounding H.O.M.E. Inc. continuing work on a greenhouse and new business building. Rankin stated he will investigate whether H.O.M.E. Inc. obtained the proper permits.
- i. Rankin has the paperwork for Shawn Mercer's business that Guse had ready to give to Mercer, and reported he will send them.
- j. MacBrayne recommended that when a person inquires about a permit application, that the applicant be encouraged to read the ordinance before trying to fill out the application.

V. COMMUNICATIONS AND CHAIRMAN'S COMMENTS

- A. On June 11, 2015 MacBrayne spoke with Eric Willett of Maine DOT (Bangor office) who called as a good-neighbor policy to report building a new salt/sand shed on the Gilpin Road, and to discuss local permits will not be necessary. Willett stated that he may attend a Planning Board meeting to discuss the project. On June 16, 2015 Willett called back to say he would not be attending the meeting.
- B. Willett left blue prints of the new salt/sand shed at the Orland Town Office, and the Planning Board looked over the plans at the meeting.

VI. UNFINISHED BUSINESS - None

VII. NEW APPLICATIONS - None

VIII. OTHER BUSINESS

- A. MMA Planning Board Workshop was attended by all Planning Board members except Leavitt, who had attended a previous class. All Planning Board members agreed it was a worthwhile workshop.
 - i. Leavitt asked if they all agreed a checklist is critical, and initiated discussion on how best to proceed with developing it.
 - 1. Johnson suggested starting with the Site Plan Application. MacBrayne agreed, adding that it is the application they deal with the most.

MacBrayne asked for a volunteer to develop the check list and the Planning Board will then go through it at the next meeting. Leavitt will make the check list.

IX. PUBLIC QUESTIONS and COMMENTS

- A. Pamela Latarte expressed sadness over the loss of Gerry Guse. All in attendance agreed it was a tragic loss, and he will be greatly missed.

X. NEXT MEETING will be held August 3, 2015 at 7:00pm at the Orland Community Center Conference Room.

XI. ADJOURN

- A. Motion to Adjourn regular meeting and begin Wind Ordinance Review: Giosia
Second: Leavitt
Approved by unanimous vote.

XII. REVIEW OF THE WIND ORDINANCE

- A. Johnson began by noting that there has been lots of discussion and recommended changes, and that it has helped to see the wind ordinance differently.
- B. 9.10.3. Johnson asked how long the town has to proceed with enforcement. It was determined that the town has 30 days unless both the Code Enforcement Officer and Applicant agree to different terms.
- C. 9.11. Discussion regarding the fact that Appeals go to Superior Court, so our Board of Appeals have no jurisdiction.
- D. 10.1. Submission Requirements. Johnson pointed out that this is where a check list would start. Wood agreed, adding that the wind ordinance is comprehensive. Johnson suggested amending the application form to follow along with the ordinance better.
- E. 10.1.4. MacBrayne suggested changing the scenic resources setback farther than a half mile. Johnson pointed out that there is already an eight mile visual impact study required.
- F. 10.1.6. Discussion regarding whether this section pertains to a MET tower. Wood responded by reading the section stating that it would.
- G. 10.1.9. Johnson sited that this section is important and suggested an expert evaluates the language to see if it is adequate. Leavitt questioned how extensive the shutdown procedure should be. Wood added that most facilities handle operations remotely.
- H. 10.1.12.a. Johnson questioned remedial action and how complaints will be handled. Wood responded that they would have to bring in someone who specialized in the specific area of the complaint to see if a violation was occurring.
- I. 10.1.13.a. Johnson spoke of the site line representation being 3000 feet, and questioned the seemingly arbitrary number. Wood and MacBrayne explained that distance came from the state Model Ordinance. Discussion ensued regarding the fact it would be a computer generated picture of what the tower will look like from 3000 feet away.

- i. MacBrayne would like to add language stating that the Planning Board may require helium balloons to be used to show the height. Leavitt questioned the added gain of such a requirement if the applicant has met all the other requirements. MacBrayne responded that it would give a good representation.
- J. 10.1.14. Discussion on Type 2- Commercial wind power. And, Type 3, which needs DEP certification.
- K. 10.2. Planning Board read through each line. On 10.2.7 and 10.2.8 it was noted that experts would be needed to determine compliance to the ordinance.
- L. 10.2.12. Johnson requested that “project area” be defined. He also noted that MET tower data should be gathered on site, not from an adjacent tower. Leavitt asked if that information would be in the site map. Discussion on project area and where the MET tower would be located. Wood stated that these were questions the Planning Board could ask the applicant when an application is received.

XIII. ADJOURNED at 8:35pm