

TOWN OF ORLAND
PLANNING BOARD MINUTES

July 5, 2016

7:00PM

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

1. ROLL CALL

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

Staff Attending:

	EDWARD RANKIN SR, Chair Selectman
	RALPH GONZALES, Selectman
	LESTER STACKPOLE, Selectman
X	LUKE CHIAVELLI, Code Enforcement Officer

Cook was appointed to vote in Giosia's absence.

2. MINUTES OF June 6, 2016 MEETING

Motion to approve minutes: Leavitt

Second: Wood

Approved by unanimous vote.

3. CEO REPORT

Chiavelli reported issuing several permits for sheds, septic fields, interior plumbing.

4. COMMUNICATIONS AND CHAIRMAN'S COMMENTS

MacBrayne spoke with the Selectmen about getting the outdated version of the Shoreland Zoning Ordinance removed from the town website and the correct version posted there.

5. UNFINISHED BUSINESS

a. William Stephenson, Site Plan review

Review was continued from June meeting where the applicant was asked to provide additional information. The board employed, for the first time, the use of a new application checklist developed by

Leavitt, to help determine the completeness of the application. It was determined that the following information was missing or inadequate:

Section C2 - Exact building locations and right(s)-of-way should be added to the 1"=50' site plan.

*There were concerns that part of the proposed site development would fall within the state's Route 1 right-of-way. The applicant was not aware of the right-of-way issues along Route 1 and was urged to contact Maine DOT.

Section C3 - Exact signage locations should be indicated on the 1"=50' site plan.

Section C10 - More accurate surface drainage information and relocated snow storage area should be indicated on the 1"=50' site plan.

*There were concerns about what could possibly drain from the site and where it would go. The following concerns were brought forth by abutting landowners and other concerned citizens:

Glen Ashe, Lot #4 was concerned about the proposed boat washing and the possibility of pollutants reaching the small stream at the rear of the property which supports alewife spawning areas and also feeds into Meadow Brook and Alamoosook Lake.

Veronica Simmons, 16 Cottage Lane had similar concerns along with concerns about her well.

Katie Greenman, Alamoosook Lake Association, also voiced concerns about runoff possibly having a negative impact on the lake.

Section C11 - More accurate storm water drainage information should be added to the 1"=50' site plan.

*The concerns here were closely related to those raised in Section C10 above.

Board members explained that any boat washing component of the business would be permitted and governed by Maine DEP administering the federal EPA Clean Water Act.

Chiavelli asked if it were possible to have a special meeting before the August meeting to accommodate Stephenson if he can gather the requested information. MacBrayne said it would require special public notification. No decision was made.

6. NEW APPLICATIONS

a. Robert Wardwell and Son, Preliminary Site Plan Review

Bobby Wardwell wants to erect a cold storage building on the old bowling alley property just off of Route 46. He was advised of what information is required in order to review his application, when the information needs to be available to the planning board and the review fees. There was one abutting neighbor present to ask where the proposed building would be located on the property.

b. Norman Jacques, Site Plan Review, Wandering Moose Campground

Jacques was a no-show. Chiavelli said Jacques has completed the application, but has not paid the review fee nor made copies of the application for the planning board.

7. OTHER BUSINESS

None.

8. PUBLIC QUESTIONS and COMMENTS

None recorded.

9. NEXT MEETING will be held August 1, 2016.

10. ADJOURN

The meeting was adjourned at 8:55 pm by consensus.

Item #11 of the agenda was not brought to the table at this meeting.