

TOWN OF ORLAND
 PLANNING BOARD MINUTES
 May 2, 2016
 7:00PM

I. ROLL CALL

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

Staff Attending:

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

Attending Public: Pamela Latarte, Norman Latarte, and Nate Holyoke

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

III. MINUTES OF April 4, 2016 MEETING

Motion to approve minutes: Leavitt

Second: Johnson

Approved by 4-0 vote. MacBrayne abstained from voting.

IV. CEO REPORT

A. Chiavelli Reported issuing four permits.

- a. Shawn Mercer, of 1313 Bald Mountain Road, was issued a permit to conduct farm stand business.
- b. Michael Leman, of 47 Laughing Loon Lane, was issued an internal plumbing permit for a half bath.
- c. Kevin Fitzgerald, of 1217 Castine Road, was issued a permit for a new septic tank.

- d. Normand Jacques, of Bridges Way, was issued a permit for moving less than 10 yards of gravel.

V. COMMUNICATIONS AND CHAIRMAN'S COMMENTS - None

VI. UNFINISHED BUSINESS - None

VII. NEW APPLICATIONS

- A. Nate Holyoke, of Nate Holyoke Builders, Inc., was added to the agenda to facilitate a timely permitting process. Holyoke distributed his Shoreland Zoning Permit Application along with a map to the Planning Board, and explained that due to large boulders on the Long Point property, Map 3, Lot 25, he is requesting a variance from the ordinance to build a gravel driveway with a 65 foot set back, instead of the 100 foot set back.

- i. Giosia and Johnson will coordinate with Holyoke to do a site visit before the next planning board meeting.

- ii. MacBrayne will add Holyoke to the June planning board agenda.

VIII. OTHER BUSINESS

- A. Johnson reported that the Comprehensive Plan committee has come to a consensus on the town survey questions, and they will draw up the final draft.

- B. Leavitt reported that she will wait to receive the checklist that was found in the Planning Board filing cabinet, and will work to develop the new checklist from that draft. Patterson will scan and email the list to Leavitt.

IX. PUBLIC QUESTIONS and COMMENTS

- A. Pam Letarte voiced concern over Shawn Mercer's new farmstand business posing a safety issue for traffic due to its location. There was discussion regarding the Planning Board's recommendation to have signage installed to alert drivers of the business.

X. NEXT MEETING will be held June 6, 2016 at 7:00pm at the Orland Community Center Conference Room.

XI. ADJOURN

- A. Motion to Adjourn regular meeting and begin Wind Ordinance Review: Johnson
Second: Wood
Approved by unanimous vote at 7:15pm.

XII. REVIEW OF THE WIND ORDINANCE

- A. MacBrayne stated that they had left off at the appendices, and that the Planning Board needed to decide where to go from here, as the original plan was to review the ordinance so that new members would have the opportunity to understand the ordinance. MacBrayne also reminded the Planning Board that the Selectmen had said

that they would not support changing the ordinance, and that he didn't want to waste the Planning Boards time drafting a revised ordinance if the Selectmen still felt that way.

- B. Johnson stated that during the review many aspects came to light that could improve the current ordinance, such as property value assurances, and escrow. MacBrayne agreed that certain aspects discussed in the review of the ordinance could strengthen the town's position. Leavitt added that new escrow wording could be useful in other ordinances as well.
 - C. MacBrayne suggested the Planning Board speak with the Selectmen to see if they would be willing to accept any changes to the current ordinance before drafting a new ordinance including those changes. Johnson suggested reporting findings to the Selectmen in detail so they understand the benefits to the town.
 - D. Johnson stated that he has all changes, and discussions, to the Wind Ordinance on an electronic file, and he will email them to the Planning Board. MacBrayne asked members to review it and formulate a plan. Leavitt and Cook requested Patterson print out Johnson's email/file in color.
- XIII. Motion to Adjourn Wind Power Review at 7:35pm: Giosia
Second: Giosia