

TOWN OF ORLAND
 PLANNING BOARD MINUTES
 November 2, 2015
 7:00PM

I. ROLL CALL

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

Staff Attending:

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

Attending Public: Pamela Latarte, Norman Latarte, John Majek, Rosa Moore, Tracy Hair, Julia Demaree, Sharon Bray

II. Macbrayne called the Meeting to order at 7:00pm.
 MacBrayne appointed Orcutt to vote.

III. MINUTES OF OCTOBER 5, 2015 MEETING
 Motion to approve minutes: Johnson
 Second: Orcutt
 Approved by unanimous vote.

IV. CEO REPORT

- A. Chiavelli reported business slowing down as 11 permits were issued in October.
- B. Chiavelli had followed up on the new fee schedule that the Planning Board had drafted, and reported that the Selectmen didn't realize that the recommendations had been determined. Chiavelli drafted a new fee schedule based on the Planning Boards recommendations, and the Selectmen approved them on October 15, 2015. Chiavelli passed out copies of the new approved permit fee schedule signed by the Selectmen.

V. COMMUNICATIONS AND CHAIRMAN'S COMMENTS

- A. MacBrayne reported receiving a call from Greg Tabbutt requesting general information regarding the site plan review process for constructing a storage building in Orland. MacBrayne stated that he directed Tabbutt to the website to review the ordinance. Chiavelli also reported speaking with a person about building a storage unit.

VI. UNFINISHED BUSINESS

- A. H.O.M.E. Inc. returned with the final revisions made to their Site Review map. The boundary lines, and building dimensions, were added to the map as required when the conditional permit was issued.
- i. Johnson moved that conditions had been met, and a full permit should be issued. Seconded by Giosia. Approved 4-0 in a unanimous vote.
 - ii. Chiavelli issued H.O.M.E. Inc. the full permit.

VII. NEW APPLICATIONS

- A. John Majek, owner of Wild-Eyed Treasures, presented his Site Plan application to open a business to sell "Items of interest" on his property, located at 500 Front Ridge Road. He stated that he would like to sell Items from the 40's, 50's, and 60's, which would be considered 'vintage', rather than antique.
- i. Majek plans to open the seasonal business in an existing building on his property. He stated that there would not be any major renovations to the building, with improvements including paint, new stairs with railings, a gravel walkway, and electricity.
 - ii. Giosia asked about hours of operation. Majek responded that he planned to open three days a week, and that he planned to have a moveable sign that he could take in and out.
 - iii. Majek reported having parking capacity of four or five vehicles, with a turn around, and good road visibility for vehicles pulling out onto the Back Ridge Road.
 - iv. MacBrayne stated that he believed the application was complete and asked the Planning Board if they had any further questions. Johnson responded that it was a small project without a new building, and moved to approve the application. Seconded by Orcutt. Approved 4-0 in a unanimous vote.
 - v. MacBrayne asked Chiavelli to issue a permit to operate business.

VIII. OTHER BUSINESS

- A. Johnson asked if the Planning Board members had reviewed the new Site Review application which included space for the name of the business and a short description of the business/project. Planning Board members reported it looked good. Patterson reported that the Town Office was distributing the updated application.

IX. PUBLIC QUESTIONS and COMMENTS

- A. Baker stated that applications should have all spaces filled in to cover liability in case issues arise with the application or project in the future.

X. NEXT MEETING will be held December 7, 2015 at 7:00pm at the Orland Community Center.

XI. ADJOURN

- A. MacBrayne motioned to adjourn and begin wind power review. Johnson stated that due to the absence of three board members it would be more beneficial to wait until next month to continue the Wind Power review. All Planning Board members agreed.
Motion to Adjourn at 7:35pm: Johnson
Second: Orcutt
Approved by unanimous vote.