

Town of Orland, Maine  
Planning Board  
Minutes September, 2014

1. Attendance

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

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

Board Members Absent: Cook (Alt.)

Members of Public present: Gerry Guse (CEO), Norman and Pam Letarte, David Grant, John Jones

2. Minutes of August 4, 2014 meeting

Wood moved to accept /approve minutes with correction to Item 2: Bishop did not abstain but was absent due to resignation from the board. Giosia seconded. Vote: 5 yes, 0 no.

3. Communications and Chair Comments

A. MacBrayne updated board on conversations with Joe Lemmen and Allan Gordon about requirements for a minor revision of the Long Point subdivision.

B. MacBrayne had a discussion with Laurie Baillargeon concerning requirements for a day care business. She plans to have an application ready for the October meeting.

4. Old Business

A. MacBrayne reported that the request by Richard Wright to expand a non-conforming camp on Toddy Pond has been dealt with by the Code Enforcement Officer.

5. New Business

A. Josef Lemmen - Request for a minor revision to the Long Point subdivision.

The request is to approve the transfer of approximately 1470 square feet from Lot 25 to the subdivision homeowners association. The transfer had been made previously without consulting the Planning Board. The parcel in question bisects Long Point Way which prevented the homeowners association from having clear ownership of the entire road.

Wood said he sees no problem with approval of the request. MacBrayne suggested collecting the \$25 subdivision fee and signing the plans.

Wood moved to approve the minor revision of the Long Point Subdivision. Leavitt seconded.  
Vote: 5 - yes, 0 - no. Motion approved.

B. John Jones- Re: Acadia Market.

Jones explained that they plan to open the business, including the bottle redemption portion, much the same as it was, but with cosmetic and safety upgrades such as new roof and siding, new canopy over the fuel pumps, new fire suppression system and leveling the driveway. They plan to install new diesel tank(s) where the old one(s) had been. DEP and all the other state and federal agencies have been contacted for the proper permits. Dysarts will be involved with the business in some respects.

Jones said they hope to open at least some portion of the business before the October board meeting.

MacBrayne said a permit is not needed for change of ownership but a permit is needed for the proposed sign(s). A sign larger than 32 square feet or multiple signs with total area more than 32sf would require a variance.

Jones cited the large and numerous signs at the Big Apple store nearby. He wants to sell live bait and have a small sign out closer to Route 1.

In response to questions from board members, Jones said the operating hours will likely be 5am - 8-9 pm. There will be security lighting shining away from Route 1 toward the buildings.

MacBrayne said they should submit an application and site plan with all the information, especially information on changes.

Johnson will provide Jones with a Site Plan Review application when the new version is approved by the board. He also offered to go over the application and ordinance with Jones.

6. Other Business

A. The board discussed the draft of the application form for the revised Site Plan Review Ordinance. MacBrayne offered several additions/deletions and typo corrections. There was no formal vote but general agreement that the form is acceptable.

7. CEO Report

Guse briefly explained his written report.

8. Public Questions/Comments

None

9. Next Meeting

October 6, 2014.

10. Adjourn

Unanimous vote. 8:15 PM