

TOWN OF ORLAND
 PLANNING BOARD MINUTES
 August 4, 2016
 7:00PM

I. ROLL CALL

X	JACK MACBRAYNE
X	BART HUTCHINS (ALTERNATE)
X	BRENDA LEAVITT
X	CHARLES GIOSIA
A	ROGER WOOD
X	KRISTIN COOK (ALTERNATE)

Staff Attending:

X	LUKE CHIAVELLI, Code Enforcement Officer & Plumbing Inspector
X	EDWARD RANKIN SR, Chair Selectman
x	KIMBERLY ARCHER Board Secretary

Attending Public: Tom Adkins, Katie Greenman, Scott Hanscom, Bobby Wardwell

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

III. MINUTES OF JULY 1, 2016 MEETING

Motion to approve minutes: Hudson

Second: Leavitt

Approved by unanimous vote.

IV. CEO REPORT

A. Chiavelli reported slow month for permits; but did advise that he has:

- a. Met with Hancock County soil and water conservation group, and reported that citizens have been contacting them independently. He also requested that citizens do not contact them, as it slows the process down for their services.

- V. UNFINISHED BUSINESS- Boat yard application reviewed last month is up for review. Bill Stephenson has returned with additional information. Dexter handed off the checklist to CEO Chiavelli for review.

The requested information that the board had cited included;

Exact building locations, right of way to be added to site plan, exact signage for business, surface draining issue, storm water drainage location and missing septic system design.

In regards to the D.O.T, Bob Perry of the D.O.T advised 75' anything but permanent structure at least 75' and 185' from the right of way.

Bill provided septic system design by Steve Howell.

The only other issue with Hancock Soil and Water Conservation was resolved, as they walked to the runoff stream, reviewed the property and site plan. Bill stated that there were no runoff issues whatsoever.

MacBrayne stated that since it were a short letter, he read document from Art Grindle of Hancock County Soil and Water conservation, dated 7/15/2016 that stated; more than 3x the distance required, and the development does not pose a problem to tributary, cannot address any environmental impact.

Cook addressed question regarding a letter/email in regards to concerns to not grading the property near stream.

Leavitt addressed the question of sign location in regards to site plan?

Stephenson addressed the sign location in regards to the site plan.

Leavitt also addressed on the application that the last 3 items were not checked C12, 13, or 14.

MacBrayne: stated solid and special waste was addressed in the application.

C12: Paint chips will be collected in a 55 gallon drum and transporting to outback for disposal. Pre-existing contract with Bowden Waste Disposal for additional waste disposal.

Leavitt: stated that everything appeared to be done.

Cook addressed the question of grading again for the site, and Mr. Stephenson addressed the grading giving approximate distance of 225' from stream with no property stake. The 4th side near the stream is not staked.

Giosia requested clarification on map to see where grading would be done.

MacBrayne asked if there were additional board members with any additional questions or additions.

Leavitt: Moved to approve permit.

Giosia: Seconded motion.

- VI. Dexter Johnson Resigned on July 9. Selectman Rankin stated that he is looking into a new planning board member, potentially Jay Clements.

VII. NEW APPLICATIONS –

Normand Jacques Site Plan Application: Wandering Moose Campground

Leavitt: requested blank checklist for site application.

Jacques advised the board that the applications was in regards to buildings for migrant workers/blueberry rakers. The 12x16 cabins are on 6x6 skids. He was contacted by the state to have them inspected and they were approved for permit. As this is in a campground, there are no water/septic permits. The campground houses a community bathhouse. Each building houses 4 rakers. Mr. Jacques also advised the board that he was taxed on the storage sheds with the bunks in them. They are movable temporary structures.

MacBrayne: stated where this is an existing business, to go over the app information, property tax map and lot. The tax map and deed was attached to the application along with existing abutters and all existing CES info was included in original campground application.

Giosia proposed use as commercial as a seasonal campground, small scale map showing buildings in preexisting campsites.

MacBrayne asked if the buildings will stay in the existing campsites and suggested that they should stay where they currently are as it was already previously approved.

Leavitt questioned the rationale of moving buildings, and Chiavelli proposed that if the buildings were moved to unapproved campsite, that they would have to be permitted.

MacBrayne: No new utilities were involved, no new signs involved.

Cook asked what the sewage limit was for the campground/migrant workers. Chiavelli advised that the state monitors migrant workers very closely and sewage emptied 3x a week instead of the standard 2x a week for cleanliness.

Giosia requested clarification of how many migrant workers were on site. Jacques advised that there were 28 workers.

MacBrayne asked about Sewer and Water, and reviewed original application, stating that there were no drainage issues, and no difference in solid waste, than the original plan. No question of snow storage, and no construction start/completion to run by the board.

Cook addressed letters from the abutters.

Chiavelli read a letter from one abutter to The Wandering Moose, Paula Dick, who appeared to be under the impression that the project would be within 500' of her residence.

MacBrayne proposed that noise concerns would not be an issue.

One abutter, Tom Adkins, came to the meeting with Jacques, and stated that Normands campground runs adjacent to his property, that they have had no issue whatsoever with noise or problems with the site at all. MacBrayne asked if there was anything additional.

Giosia: Motioned to approve

Leavitt: Moved and Motioned to approve

MacBrayne: So Moved

VII(2) Katie Greenman Reflexology

Leavitt requested checklist for MacBrayne to attach to application from Luke, and additional information on application checklist.

Katie gave her checklist and application to Bart for review.

Greenman: certified in February of this year, decided to get permit out of necessity to open very part-time business out of her own home.

MacBrayne: addressed if any additional construction was required?

Greenman advised the board that there would be no additional construction, no signage, as her customers will have to contact her by phone to obtain her address. Since her application, her insurance binder for liability is covered. Bob Conary came and reviewed the site for the fire department and asked if anyone had any questions.

Chiavelli proposed that a sign be planned for the future if she decided to install one.

Greenman stated that she had no plans for a sign by the road. Additionally she offered to show her certification and was asked by Cook if there were any parking plan in place. Greenman stated that only one client at a time was scheduled, and they're spaced out.

MacBrayne requested a motion.

Cook: moved to motion and accept application.

Giosia: Seconded motion.

Comprehensive Plan Review.

MacBrayne: The next item on the agenda had been comprehensive plan review, but where Dexter had resigned from the planning board, they requested that the planning board be included on the distribution list for comprehensive planning board emails.

Katie Greenman stated that she was part of the comprehensive planning board, and advised that the group has divided into teams to go over each section of the comprehensive plan, blog and website.

Giosia stated that he would contact Dexter and make sure that the board was indeed on the distribution list.

VIII. ADDITIONAL SITE PLAN (Not on Agenda)

MacBrayne: Bobby Wardwell was not on the existing agenda for the meeting but was advised that if he had additional information that he could submit his application to Tracy at Town Office. Existing Bowling alley, what was to be built? Current plan covered by new scale. Submission to Town office, and application fee to be paid.

Leavitt: Requested that during the preapplication process if they were not clear, if Bobby could bring the new map and advised to fill out all missing information.

Bobby stated that he would submit the plan and review with the Board in September.

X-WASTE DISPOSAL INFORMATION: MERC/PERC

Selectman Rankin stated that the town voted to stay with PERC and diverge from Bucksport by 2018. Special town meeting was held, game plan in place, and a planner is going to discuss waste management and disposal at MMA.

MacBrayne: Asked if there were to be a special facility in Orland?

Rankin: Weighing options to see what citizens want, and how the waste is disposed of, roll-off and transfer station.

Cook: Fall, and Winter to work on the plan and by spring to know what can be done.

Provided information on budget surplus and questioned all of the options, recycling, plastic, and all of the parts

Rankin: Advised that all of the air emissions license held by PERC to take the plastics for recycling, glass to the landfill.

ADJOURN

A. MacBrayne made motion to adjourn the regular meeting and begin the Wind Ordinance Review.

Motion to Adjourn at 8:06pm MacBrayne

Moved: Leavitt

Second: Giosia

Approved by unanimous vote. Wind Energy Ordinance Tabled for a later date.

ADJOURNED at 8:06pm.