

TOWN OF ORLAND
PLANNING BOARD MINUTES
September 6, 2016
7:00PM

I. ROLL CALL

X	JACK MACBRAYNE
X	BRENDA LEAVITT
X	CHARLES GIOSIA
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: Jeanne Achorn, Bobby Wardwell

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

III. MINUTES OF AUGUST 1, 2016 MEETING
Tabled until able to review.

IV. CEO REPORT

- A. Chiavelli reported busy month, many septic systems. Fair amount of replacement systems.
- B. Mike Carrier is putting in a new camp septic system, and moved the septic back well beyond the 100 feet from the water. Cook requested clarification on how far back from the river the site was. Chiavelli reiterated that it was more than 100 feet from the water, substantially better than it was in the past. MacBrayne questioned if the septic would be on the other side of the road, and far enough from the water. Chiavelli confirmed.

V. COMMUNICATIONS AND CHAIRMAN’S COMMENTS – None.

VI. SELECTMAN COMMENTS:

Rankin: We are looking into the transfer station things, and wanted to know if they should submit an application to the planning board. Contract with MERC does not run out until March 2018. Town is looking into options, potentially looking into where the salt shed is currently, DEP has come down there just to give an idea. Proposing an idea of possible roadside but it does not appear feasible where Orland is spread so far out. Potentially a 2 yard compactor and roll off at the main transfer station. The main trash would be in the compactor, and the rest would be recycled. Very similar to Penobscot, town is looking at options between leasing, and renting, and will not be as elaborate as Bucksport.

Cook: Asked if there were any wetlands by the potential site.

Rankin: No, there used to be an airstrip there in the past, when you go through it, there is a natural drain that goes to the salt shed, and there are no wetlands in there. PERC, Rankin and 6/8 went in to review the site and it appeared fine. There would be no wetland or mitigation that they could see.

Cook: The rules that you're looking for are all set by the state?

Rankin: The DEP can go over and review. We're not ready to break ground yet.

Wardwell: Aren't we still speaking with Bucksport?

Rankin: Bucksport is meeting with their council.

VII. UNFINISHED APPLICATIONS- None

VIII. NEW APPLICATIONS - None

IX. PENDING APPLICATIONS: Bobby Wardwell, Cold Storage Building.

A. MacBrayne: Bobby was here last month and gave us the preliminary rundown. As I know this building is not going to be heated this will just be a cold storage building.
28x80x16.

Leavitt: The side wall height is 16'

MacBrayne: Project name, has nothing on the application as a name, but we'll just call it Wardwell Cold Storage Project. We have a copy of the tax map, and information here. If any of the board members

Property reduced tax map is attached, deeds are attached and we have the lists of abutting property owners.

Giosia: Did you get any responses from that?

MacBrayne: We do have one abutter here, name? (Jeanne Achorn) Were there any other responses sent to the town office Luke?

Chiavelli: No we did not

MacBrayne: We do not have financials listed, but we assume that you have the ability to finance this project?

Leavitt: Where is the existing building that you are adding to it? Question of the old bowling alley.

MacBrayne: More or less 90degrees from the existing building.

Leavitt: If this is the same property, would you list this as commercial and residential use? Due to the apartments already on site.

MacBrayne: You're showing 30 feet back from the road, and the property, there are no easements?

Wardwell: There is a water easement in place from when the old whipperwill used to be there, the water is not fit to drink.

MacBrayne: Is the power underground for this building?

Wardwell: yes, the power will be installed under ground.

MacBrayne: The large parking area doesnt seem to have any issues?

Cook: Does the DOT want islands or anything to designate parking?

Wardwell: Its all grandfathered in, unless a new business goes in, then they would have to put islands so many feet.

Leavitt: Is this building going to increase the trucks and the traffic or will this be for your own use.

Wardwell: this is storage for my old trucks that i use in the summertime, but do not use in the winter.

MacBrayne: To a large degree you'll take them out in the spring and bring them back out in the fall.

MacBrayne: So you're not putting out any new signs or advertising?

Wardwell: No, but I am putting up a fence around the property.

Cook: When will this fence be completed?

Wardwell: It is going up slowly but surely.

MacBrayne: There is no topography shown on the diagram

Cook: I do not believe that seeing the topography would get us any further.

MacBrayne: Is everyone ok with waiving the requirement to show the topographic line.

MacBrayne: It looks as though from the arrows on here the storm water drains from a line and is collected into a little pond.

Wardwell: I have a small pond that it collects into, I do have a DEP permitted pond that is new that is being built, but there is a current permit on the pond that is being used.

MacBrayne: is everyone ok with the surface water? And there arent any aquifers there as far as you know?

Cook: What is the soil type there? There's been so much soil deposited?

Wardwell: Ledge

MacBrayne: The Concrete wall that you have now will come right up to the edge of the new building?
(Wardwell concurs) We have the proposed structure, no signs, and especially for exterior lighting?

Leavitt: So there is not going to be exterior lighting on this building?

MacBrayne: I would assume if you install a light it would only be on the outside door. No change in traffic flow, traffic volume is minimal at best, no landscaping done?

Wardwell: Seeding grass on the front side.

Rankin: The wall will reduce traffic on that side

Chiavelli: The road that is between the property line and the wall will be gone?
30 feet setback?

MacBrayne: stated that there was nothing in the ordinance to require more than a 30 foot setback for a commercial property. And no new utilities, no sewer and water, surface water and storm drainage have already been discussed. And, not surprising given the nature of the project that there is not going to be solid or special waste.

I imagine that you will not be doing anything different with snow than what you do now? And you'd like to start this month? Before we get to Jeanne, do any of the board members have any questions or comments?

Jeanne do you have any concerns based upon what you've heard or anything that you'd like to talk about?

Jeanne: A few, may I look at the map? I think my biggest concern is, as far as the building itself goes, I dont have any major concern with the building, in fact, if anything it would help me with all the dust and dirt blowing. My big concern is, the road that is used now, comes right out on my property line. This is the major road that the trucks are coming out of all day long, I had to put up a low fence.

Chiavelli: advised Achorn that the road that she's using is town property. 4 rods wide.

MacBrayne: Would it be feasible to move the building closer to the property line and move the road for the right away? It could potentially help Jeannes driveway situation and would eliminate any issue with the right-of-way.

Wardwell: I would not mind moving it, but was under the impression it was a 30 foot setback.

MacBrayne: Would you mind Bobby?

Wardwell: That's actually where I wanted it originally but I thought there was a setback.

MacBrayne: would that be agreeable for both Jeanne and Bobby? (both concur) How would we ammend that? So actually that is going to help you because the building will be on the other side of the power pole and the trucks would exit on the other side of the building.

Cook: you'd want enough room to walk around on the outside of your building.

MacBrayne: if you can change this setback from 30 feet to 10, we can do that on the other side of the building.

Achorn: That would be okay with me.

MacBrayne: Any board members have any other comments? If not I would move to approve this application. And change the application to note that the entrance would be changed to the Southern side.

Cook: I move that we approve the ammended application.

Giosia: I Second.

Board: Approved Unanimously.

MacBrayne: Site plan approved as noted above, map 18 lot 12(achorn) Road to be located on the south side of the new building.

X. PUBLIC QUESTIONS and COMMENTS- None

XI. NEXT MEETING will be held October 3rd, 2016 at 7:00pm at the Orland Community Center.

XII. OTHER BUSINESS and ADJOURN

MacBrayne: Thank you Charles for speaking to Dexter. Dexter emailed the minutes of the Comprehensive planning board minutes. Does anyone have any questions or comments?

At some point we need to elect another Vice Chairman of the planning board, and we'll definitely need one before April. As I will not be here, I suggest that we table this until the next board meeting and potentially find a volunteer.

MacBrayne: Any additional comments from the public? I would like to talk about the wind energy ordinance

MacBrayne: I would like to move to adjourn the meeting before we discuss the wind ordinance.

Leavitt: So Moved

Giosia: Second

Meeting Adjourned at 8:02pm

WIND ORDINANCE REVIEW

Dexter did put together a marked up document that has a tremendous amount of information in it, and Ed, a few months ago that the selectmen were not entertaining a wholesale revision of the ordinance and make major changes and additions, but that they would entertain relatively minor changes and administrative type items, and update noise standards to the current state standards. I think that we should continue with the review with those constraints in line. I would suggest that we are entering the time of year where we are not going to be getting many new permit applications. And we are not aware of anything on the horizon, and if we come prepared next month to go through this and hopefully we can agree upon what are reasonable changes that the selectmen can support and go from there.

Cook: This is very thorough. What is the status of Aioli and Wind?

Rankin: As far as we know they have folded.

MacBrayne: Several months ago, was unable to find any references any newer to them than 2014.

Leavitt: Back to this wind ordinance, one thing that I recall is that it did not seem that we could agree on what was substantial, what was administrative, and what was financial. I would like to put this to rest. How do we go through this and get it cleared up. Lets go through it and take everything that is not going to be considered substantial, and what needs to be thrown out.

Rankin: We have the selectmen, but we would have to have the town review it and go from there

ADJOURNED at 8:02pm.