

TOWN OF ORLAND
PLANNING BOARD MINUTES
August 7, 2017
7:00PM

I. ROLL CALL

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

Staff Attending:

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

Attending Public:

NORM LETARTE

PAM LETARTE

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

- III. APPROVAL OF MINUTES OF JUNE 1, 2017 MEETING (JULY WAS CANCELLED)
Motion to approve minutes: LEAVITT motion to approve minutes as amended.
Second: Wood
Approved by unanimous vote.

- IV. CEO REPORT: Lots of routine permits, nothing new to report

V. UNFINISHED BUSINESS- Krista Hastings, had a conversation with Jack, and will be submitting a site plan review for her yoga business on Castine road.

VI. NEW APPLICATIONS –

Martha Doyon had preapplication meeting with Jack and Luke regarding her building with 4 existing apartments, and the former Orland market being converted into a 3 bedroom. Fire Marshall has inspected the building, ladders need to be removed, F.L Davis is coming to install new decks and new stairs outside each apartment.

Leavitt asked about sprinklers in the apartments, no sprinklers will be installed. Egress is being created to each bedroom on the top floor. Balconies will be in right of way of road, but 21 feet up.

Wood asked Doyon how wide the balconies would be but she was unsure.

Leavitt asked if the building had to be approved for a preexisting subdivision due to 4 apartments already in place.

MacBrayne stated that the site plan review ordinance does not cover apartments. Subdivision ordinance covers the multi unit apartment building.

Doyon presented sketches to the board, to show the proposed changes to the building,

MacBrayne stated that a 5 unit apartment qualifies as a major subdivision. The idea was proposed to the board to review this project with the minor subdivision guidelines. Section 6 is procedures outlined for minor subdivision.

Baker motioned that they treat existing building as a minor subdivision. Unanimously accepted.

Within section 6, 6.1- Fees assessed for board: MacBrayne moved to remove/defer 50 dollar per unit fee unless it is found to be necessary. (pg11)

All remaining procedures should be done per ordinance.

Regarding additional subsections of part 6, unless specified should, be done per ordinance.

6.3B1- existing subdivision within new.

6.3B3- zoning districts not applicable

Baker asked if the building was on Town Sewer, and Well Water, and Doyon confirmed.

Sections 1-9,11,15,17-21,: Applicable guidelines.

10- Not applicable, as building is not part of wetlands.

12- Not applicable, as no streams or brooks in question.

13-Not applicable

14- No Zones, not applicable

16- In regards to assessors, needing full data set for lots and future buildings. Kimberly Archer, CMA/Planning board secretary, spoke for the board of assessors and stated that it was not necessary to have a full plan, where we could do a walkthrough for any updates to the property card once completed.

22- Traffic Plan, no applicable, only rely upon the applicants knowledge of the project.

23- Parking spots have been proposed.

24- Storm Water Management Plan, not applicable due to no changes.

25- Erosion control- Could be waived due to no changes in building use.

26- Wildlife- Not applicable

27-Not applicable

MacBrayne requested waiving the items that were not applicable.

Wood motioned to waive inapplicable items.

Approved by the board unanimously.

MacBrayne requested Doyon fill out application for subdivision, 2 scale drawings of each floor of unit(s).

Doyon has spoken to Russell Archer about selling historical building next to apartments, and additionally has spoken to Rebecca on Fish street about the lot in between.

Chiavelli asked if professionals were doing the work, and if she had plumbing permits, he also requested that she come in for plumbing permit for new construction. Doyon stated that she would.

MacBrayne requested that Doyon keep in mind that we need the application a couple weeks in advance to review for preparation of the planning board meeting.

VII. Comprehensive Plan Review- No updates

VIII. Public Questions- Pam Letarte presented an article regarding the Wind Turbine projects in Saco, where they now have broken turbines 9 years after installation, with no way to repair, and stated that she wanted to bring it to the boards attention, that she was thankful that orland had safeguards in place to prevent a situation such as the one in Saco currently.

ADDITIONAL TOPICS:

Baker asked about the Tradewinds culvert, and Chiavelli stated that an injunction was filed to prevent tradewinds from draining the culvert for 2 months, due to baby ducks and turtles. There had been a protest .

SITE PLAN REVIEW ORDINANCE: No site plan review updates tonight.

Suggestions on update of checklist:

C8 Proposed utilities, allow us to require a letter from the Fire Chief. C8A- Letter from Fire Chief stating yes it is, or no it isn't.

NEXT PLANNING BOARD MEETING: Tuesday, September 5, 7pm.

ADJOURN

Meeting Adjourned at 7:55pm