

TOWN OF ORLAND  
PLANNING BOARD MINUTES  
11/6/2017  
7:00PM

I. ROLL CALL

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

Staff Attending:

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

Attending Public: Norm and Pam Letarte

- II. Macbrayne called the Meeting to order at 7:00pm.  
Hutchins appointed voting member tonight as Alternate.
  
- III. MINUTES OF October 2, 2017 MEETING-  
MacBrayne- Motioned to approve minutes  
Giosia- Second
  
- IV. CEO REPORT
  - A. Continued discussions with Sam Crawford in regards to his property and the removal of debris.
  - B. 108 Violettes Way- Kevin Kearns purchased camp, and presented blueprints to Luke. Luke was unable to approve the plans due to distance from the water. He tried to work with him in regards to the garage being over the 100 ft mark, and Luke advised him that he wanted to make sure that his septic could handle the capacity for more than his camp. He will have to purchase abutting land, in order to have his septic meet code. He got the building permit for just the garage as Luke advised him that he was assessing

an after the fact double fee for Apartment, and After the Fact double fee for the septic. Luke advised him that if the plumbing was connected without the septic on a separate parcel, the plumbing would have to be removed.

V. COMMUNICATIONS AND CHAIRMAN'S COMMENTS – No applications, nothing that we are aware of.  
Comprehensive Plan, currently working on Chapter 4 and 5 per Hutchins.

VI. SELECTMAN COMMENTS: N/A

VII. UNFINISHED APPLICATIONS- None

VIII. NEW APPLICATIONS - None

IX. PENDING APPLICATIONS: None

X.

Site plan review ordinance: review of edits, only changes that have been made, are only what was agreed upon at meeting 6 months ago. Most of the edits are in sections 7 & 8.

MacBrayne posed whether the board would like to review the edits from this copy, and come back next month to go over the Site Plan Review after reading the copies. Additional discussion was in regards to changing the sign size for the site plan review, allowing for larger signs for local businesses on Route 1.

Yard Sale Ordinance review: In reviewing yard sale ordinance from Hermon and Bangor, Both towns assess a fee. Luke would prefer to have this ordinance be written in a way that anyone getting a yard sale permit, would have to get it from the Town Clerk, rather than the code enforcement officer.

PUBLIC QUESTIONS and COMMENTS- None

XI. NEXT MEETING will be held December 4, 2017 at 7:00pm at the Orland Community Center.

XII. OTHER BUSINESS and ADJOURN

WIND ORDINANCE REVIEW

ADJOURNED at 7:30pm.