

TOWN OF ORLAND PLANNING BOARD MINUTES

10/2/2017

7:00PM

I. ROLL CALL

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

Staff Attending:

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

Attending Public:

- II. Macbrayne called the Meeting to order at 7:00pm.
First Order of Business, was to cover the public hearing for the transfer station.
Two townspeople showed up and had no questions in regards to the issue at hand.
Public hearing closed @7:07p.m.
Brenda Leavitt was unable to attend the meeting.
Alternate Cook was not in attendance, and Hutchins was appointed alternate for voting.
- III. MINUTES OF SEPTEMBER 7, 2017 MEETING-
Page 5 ¼ down the page, C10 change tension to detention pond.
Giosia Motioned to approve the minutes with the amended spelling correction.
Baker: Seconded.
- IV. CEO REPORT: N/A Not in attendance

V. COMMUNICATIONS AND CHAIRMAN'S COMMENTS – N/A

VI. SELECTMAN COMMENTS: N/A

VII. UNFINISHED APPLICATIONS- None

VIII. NEW APPLICATIONS- None

IX. PENDING APPLICATIONS: Transfer station pending application. All information was included, with the financial capability as well as the physical capability.

Section B: shows all of the existing property conditions, the map was not included in the application, but it does include the site plan map for the completed/reviewed project. Even though a map with the existing conditions of the property was not included the board agreed to use the map provided for the site plan review. Everything that was asked for in the application was included with the property, with contiguous property and all information requested in regards to the existing land use. Zoning classifications were not included in the site plan application, because Orland does not have zoning for this type of property.

Section C asked for the proposed use of the property; listed as a solid waste transfer station, there was a list that was supposed to be provided showing proposed buildings at the location, and the only buildings that were to be included were the ones included on the site plan, so the list was waived.

In regards to landscaping and buffers, a minimal amount of timber will be cut around the property, it will already be well screened from the public.

Proposed Utilities: There were not going to be any underground utilities, so we neglected to cover that in the last meeting. Connie distributed an email showing a drawing showing the utility poles that will be put in along the road.

There was a letter provided by the Fire Chief.

Sewer and water currently has none proposed, a port a potty will be on site for the operator.

The only current correction was to update the application to state 380 tons a year, instead of the current on the application stating 380 tons a day.

The Start date of the construction is listed at October 15.

MacBrayne read the letter from the Fire Chief, and the only real stipulation in the letter was stating that a burn permit would be required when they needed to burn.

MacBrayne called for a motion to approve.

Wood motioned to approve based on current conditions listed.

Hutchins seconded.

II- Pending Application 2

Review of Martha Doyon's Site Plan Review:

Martha was in attendance a couple of months ago for a preapplication meeting in regards to turning the former Orland market into a 5 apartment "minor" subdivision. Our standard subdivision application did not apply to the apartment building, but dividing land.

Section 6.2.: Application fee for subdivision, the fee was waived

MacBrayne suggested the board take out their subdivision ordinance and go through the requirements together. Section 6.3.(Pg12).

The first requirement for revision is the site plan review form.

The next requirement required is a location map, showing subdivision in relation to surrounding properties.

Locations and names of existing and proposed streets, but the board has a reduced copy of the tax map. For the purpose of the application, MacBrayne proposed they use the tax map to satisfy that requirement.

Several areas were not applicable on the application, areas that applied were outlined.

MacBrayne proposed that they waive the requirement for transparency, where this is not a traditional subdivision.

Doyon has provided all of the information required, Deed restrictions (D5) not applicable, Sewer and Water: Bucksport provided a letter stating that they would be able to support the building with their water and sewer treatment.

All pertinent information was provided, all items that were not applicable were waived.

During the preapplication meeting, several items were waived.

After application was reviewed, MacBrayne proposed that the board take a look at the drawings, and then review the Fire Chief's letter in regards to recommendations for safety.

All recommendations were clear, and the property owner was on board with all of them. In order to approve the permit, the application must be taken into consideration with the recommendations of the fire chief.

MacBrayne stated that he was concerned with the parking situation, the drawings showed 4 parking spots, and the spots were only listed as 8 feet wide, which would not allow for the drivers to get out of their vehicles. The person who created the drawing did not draw the parking spaces to scale.

Within 30 days the grange next door to the former Orland Market will be purchased by Doyon for additional parking. She currently only has 4 proposed parking spaces for tenants. After the purchase of the building, she will use the back lot behind the "grange"/ former historical society building for additional parking.

Member of the public asked if the review of this application were in regards to adding a 5th apartment, and MacBrayne stated that the original application was likely not for the 4 apartments.

Wood: Motioned to approved the application based on stipulations of Fire Chief Recommendation, and purchase of abutting land.

Giosia: Seconded the

motion. Board Approved 4 to

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X. PUBLIC QUESTIONS and COMMENTS- None

XI. NEXT MEETING will be held November 6, 2017 at 7:00pm at the Orland Community Center.

XII. OTHER BUSINESS and ADJOURN: No information on Comprehensive Plan Committee, Hutchins was not in attendance to the meeting.

WIND ORDINANCE REVIEW

ADJOURNED at 8:00pm.