

TOWN OF ORLAND  
PLANNING BOARD MINUTES  
9/5/2017  
7:00PM

I. ROLL CALL

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

Staff Attending:

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

Attending Public: Norm and Pam Letarte

Krista Hastings

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

III. MINUTES OF AUGUST 7, 2017 MEETING-  
Leavitt motioned to approve minutes.  
Giosia seconded.  
Unanimously approved.

IV. CEO REPORT

A. Nothing new to report, working on getting Sam Crawfords land cleaned up. Primarily routine septics and the like.  
No shoreland zoning issues, small routine permits.

- V. COMMUNICATIONS AND CHAIRMAN’S COMMENTS – Nothing new, aside from the two applications that we are seeing later.
- VI. SELECTMAN COMMENTS: N/A
- VII. UNFINISHED APPLICATIONS- None.
- VIII. NEW APPLICATIONS –  
 Since Krista’s application is shorter, and on the agenda first, the board has had an opportunity to review the application.  
 MacBrayne requested clarification on the site plan review.  
 Hastings stated that she is putting 2 yoga studios in the existing space, on the 3<sup>rd</sup> floor meeting space, as well as the old “barn” space in the old masonic hall.  
 MacBrayne stated that during a conversation several months ago in regards to the yoga studio, where there are very few things requiring new construction, that were given to Luke.  
 The checklist will be run through in 3 section, and discuss whether the information is here, and is complete and if it should be waived and so on.

DownEast Yoga Checklist:

Map 20 Lot 19 still showed Kim Smith as the owner of the old Orland Market, and when abutter letters were sent, the letter went to Martha Doyon the appropriate owner.

In Section A of the checklist, the financial component is currently not necessary, as the building is already in usable condition. MacBrayne motioned to waive that component.

There is no need to do any construction to the business at all.

Currently the business has what Hastings is calling a “2 year soft opening” as it will be a Fall through Spring business. Hastings has an additional business and will not be operating year round until there are more teachers to support the business.

Section A will be waived.

For Section B there are several components that will be waived, existing use of the property is commercial, on the current copy of the application the drawings are pretty faint and hard to read, but the darker originals are present, if someone needs to look at the original.

Krista prepared the sketch, she does not own any contiguous property (B3), B4 calls for an official survey, MacBrayne called to waive that. The Board agreed.

She does not have a drawing that shows nearby driveways, but she is not doing anything that will impact anyone else’s property or driveways. Do we see a need, to do that?

Parking, should not be an issue, even if there is a packed house. Additionally there are parking spaces down the road (state parking) to accommodate any additional cars.

6 spots on one side, and possibly 6 on the other (naramissic side) of the building.

Abutter, Alvin also stated that his property could be used for parking as well, where he has on both sides of the street, potentially 6 on each side.

We have photos and drawings of the building, and future buildings or what is going to be done. Future signs, we have photos of the proposed sign.

Zoning classification, no applicable as we have no zoning in Orland.

MacBrayne asked about underground utilities, and she stated that she did not.

MacBrayne proposed to waive both B13 and B14, due to site features and surface water flow.

Sewer and drainage nearby, is DOT.

B15, Fire Protection.

Section B approved.

Section C. Use of the property is commercial, Signs shown were within the parameters of the ordinance. Measured signs were 42x42. New sign going where the old sign was, perpendicular to the Castine road. Additionally Hastings would like to put a second sign on the Castine side of the building facing the Naramissic. 2 signs are allowed, and the sign will be below the height maximum for the site plan ordinance.

Hutchins also brought into question that the sign should be at least 12 feet high, or 14 feet for trucks going by. Hastings stated that it would be close to the building and should not impact the vehicles passing by.

Traffic study, 10a-12p and 5-7pm anticipated peak traffic, 10 to 20 people for each class.

Landscaping is simply sprucing up the property.

Proposed utilities: In the application, is the fire chiefs letter, and the issue of fire protection is the biggest issue with the whole application. Bob Conary has visited the building, and made a number of recommendations, he stated that an existing ladder needs to be removed, and the deck will remain, a ladder truck could get someone if necessary. On the second floor there is a fire door, exterior entrance with the stairs outside. When you exit that door, the stairs to the third floor are to the left. The ladder is no longer necessary.

Sewer and Water: A new well has been drilled, and is tied into town sewer. C10 and C11

MacBrayne recommended that they be waived, board approved recommendation.

C12, nothing unusual is being generated.

C13, current snow removal method.

MacBrayne requested that the board pose any additional questions.

Leavitt requested estimate of opening date, Hastings stated that pending the board decision, that she would be aiming for the middle of October.

The Fire Chief's letter is merely a letter of suggestions, and any motion to approve the permit should include that the fire chiefs suggestions are a condition of approval of the permit.

Leavitt requested confirmation that the things on the list were completed, and all things on the list have been completed.

Giosia asked if Hastings was planning on lining or using any of the chimneys for woodstoves.

Hastings stated that only one of the chimneys could be used in the building at all, and that she did not have plans to use one at all. She has a furnace with hot air, that is currently in use, and will remain.

Leavitt motioned to approve the application, with the conditions of the letter from the Fire Chief be followed.

Cook Seconded.

Board unanimously approved.

Site Plan Review of Town of Orland Transfer Station:

Engineering firm who is constructing the Transfer Station, Foresight Engineering, sent out the abutter letters by certified mail, to give them the information in regards to the upcoming project.

DEP requires letters be sent to the abutters as well. All required information that Foresight has submitted to the board, will be reviewed by the DEP as well.

In Section 9, the performance criteria, the ordinance requires that certain documents are provided to the board.

There has to be a drawing to a certain scale.

Section A was approved in its entirety, no additional comments or concerns.

Section B, in regards to Section B2- instead of 2 sketches, motion to approve one for both existing and new. Unanimously approved.

Sections B3-B15 approved without comment.

MacBrayne requested questions in regards to existing property conditions.

The Board approved all pieces of Section B as complete.

Section C-

Proposed use of the structure as a Municipal Transfer Station.

The location of all proposed buildings and structures. There is only one proposed structure to be built, there is no list, but has dimensional information for the one building.

Leavitt stated that since there is only one structure that item C2 is waived from the requirements as we do not need a list of structures.

Cook seconded.

Board approved.

Giosia requested to clarify that the compactor is mobile. Engineer from Foresight stated that it is mobile, and will be on an existing slab. Is a self contained roll off container.

Proposed signs will not be near anyones home, or driveway, likely not to be an issue.

Any comments or questions, in regards to lighting. Selectman Rankin stated that the lights would only be on when the Transfer station was in operation.

Proposed vehicle traffic and volume is shown on the drawings, and attachment C5.2 there is a letter from the selectmen stating that they approve the road for the town.

C7- Landscaping and buffers:

There is really no landscaping, the only section to be cleared is minimal to build the project, and there will be plenty of trees left to buffer and screen the property. It is currently only an acre that is being cleared.

Foresight engineering stated that the green section on the scale drawing show that some of that is marshland and wetland, and the only property that is being used is cleared for current use. In regards to the anticipated peak traffic hours, 25 vehicles per hour during each of the peak hours. If you hit a hundred vehicles during one peak hour, the DOT would be required to do a traffic study. Currently the peak hours are 7-9am and 4-6pm for local traffic.

C6- Fire Protection, being skipped pending the letter from the Fire Chief that is already with Connie at the town office. Will be circulated 9/6/17.

C10-Surface drainage: 2 major drainage areas on the site, one follows the road ditch on Gray meadow road, all the water will hit the culvert and all water will either go to right into the tension pond, or the overflow. A tension pond will drain when its filled up with water, and will drain, and only hold water about 36 hours. Most storm water systems are only designed for 10 years. This storm water system is designed for 25. It will hold water in the pond and will assist in the drainage. The pond is 4 feet, but at the deepest it will be is 3 feet.

MacBrayne requested clarification of the drainage and the overflow. Attachment C11 shows the unit hydrograph and gives explanation of drainage, and how many hours before the building drains.

C12- 380 Tons Per Year, clarification, from typo in the original site plan review, which stated 380 tons per day.

C12-2: Disposal contract, one from AIM in regards to Metals, and one from PERC for the solid waste. PERC reduces its volume up to 70%.

Baker requested who D.M. & J: Wellmans demo debris.

MacBrayne requested any questions or comments in regards to waste disposal. None.

Construction would be started by the 15<sup>th</sup> of October and would be finished by the end of the year.

August 30, from Bobby Conary in regards to the proposed transfer station and discussed the site plans. After site plan reviews and walk through, Conary had several conditions/recommendations which are listed in the letter provided to the board.

MacBrayne stated that since there is no water on site, that there should be some sort of fire suppression equipment, fire extinguishers, etc. Selectman Rankin stated that there were plans to have those around the building that were accessible.

No questions over and above Bob's recommendations for the board.

Leavitt brought to attention that the town has already had their public meetings when it came to the decision to have the transfer station, the town voted it in, and the specifics of the plan were covered, although the application was not presented to the town.

MacBrayne stated that where the town did not have an opportunity to see the site plan review that the citizens deserve to review the site plan with additional information that they did not get at the special meeting, and initial votes for the transfer station.

Leavitt and Baker were opposed to the public hearing where the town had already approved the construction and would be a significant waste of time.

Cook motioned to have a public hearing in regards to the transfer station, seconded by Giosia. Vote was 3/2 Giosia, MacBrayne and Cook for the public meeting, and Baker and Leavitt opposed.

MacBrayne requested clarification from Ted from Foresight on why he wanted to read the entire application aloud, and he wanted it on record that the entirety of the document was approved/understood by the board.

In the comments section of the checklist, which MacBrayne would include with the application, which would be the official record of such.

- IX. PENDING APPLICATIONS: None
- X. PUBLIC QUESTIONS and COMMENTS- None
- XI. NEXT MEETING will be held OCTOBER 2, 2017 at 7:00pm at the Orland Community Center.
- XII. OTHER BUSINESS and ADJOURN  
Leavitt: Motion to Adjourn  
Baker: Seconded

WIND ORDINANCE REVIEW

ADJOURNED at 9pm.