

TOWN OF ORLAND
PLANNING BOARD MINUTES
April 3, 2017
7:00PM

I. ROLL CALL

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

Staff Attending:

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

Attending Public:

Norm and Pam Letarte

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

III. MINUTES OF FEBRUARY AND MARCH 2017 MEETING

After reviewing the edits for the February minutes, Giosia moved to approve the minutes, Hutchins second; they were approved unanimously.

March 2017 minutes were reviewed, Baker moved to approve and Hutchins second.

Approved unanimously.

IV. CEO REPORT

A. Met with Chuck from Tradewinds. Will be meeting with the gas people on Wednesday for the accessory structure, and issue permits, for their gas, and have not been given their plumbing plans, but since they're waiting for the frost to go, before putting in plumbing, nothing has been submitted yet.

B. No Septic Permits

V. COMMUNICATIONS AND CHAIRMAN'S COMMENTS –

VI. Chiavelli stated a woman wants to put a food truck in the parking lot of the True Value Hardware store. He stated that she needed to ask Gerry before she came in and submit a plan to the planning board. Jeff Hammond stated that it was a Bucksport issue, and the Bucksport planning board is handling it.

A second citizen requested a farm stand, and greenhouse, selling jellies, jam and sweets. Luke advised her that she would need a site plan application if she is selling more than vegetables, where that would be agricultural use.

Dave Costigan spoke with Chiavelli in regards to a change of use for his Tractor service building, adding plumbing etc.

VII. Comprehensive plan questions? There was no comprehensive plan meeting last month due to storm.

VIII. SELECTMAN COMMENTS:

A. UNFINISHED APPLICATIONS- Chuck from Tradewinds came to show the signage for specifications for the new shop. The proposed location of the sign is on Rte 1. The sign will be 50 feet from the center line of Rte 1. Additionally Chuck presented the board with a list showing the concessions that he had made to be more agreeable to the residents and other businesses. The document will be filed with the Tradewinds business plan.

After reviewing the documents, board member Hutchins proposed that the board approved the submission of the application with the signage, with the stipulation that the height remains within the ordinance of 20 feet for height.

Motion seconded by Baker, approved unanimously.

In regards to the ordinance that the planning board uses, Leavitt proposes that we spend time reviewing planning board ordinances, and spend some time on the topics, where we use that ordinance all the time. There are many topics that are entirely open to interpretation.

Hutchins offered information in regards to sign ordinances, and stated that each business would have a different circumstance. The numbers that we have currently are guides.

Leavitt requested confirmation from the board to work on the planning board ordinance, and requested that Selectman Rankin submit the changes to the Town. Selectman Rankin approved that request, and board members will submit any changes to him to be reviewed by the Town.

IX. NEW APPLICATIONS : None

X. PENDING APPLICATIONS: None

XI. PUBLIC QUESTIONS and COMMENTS- None

XII. NEXT MEETING will be held May 1 , 2016 at 7:00pm at the Orland Community Center.

XIII. OTHER BUSINESS and ADJOURN

Meeting adjourned Moved by Hutchins, Second Giosia

Meeting Adjourned at 8:02pm

WIND ORDINANCE REVIEW

ADJOURNED at 8:02pm.