

TOWN OF ORLAND
 PLANNING BOARD MINUTES
 December 5, 2016
 7:00PM

I. ROLL CALL

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

Staff Attending:

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

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

III. MINUTES OF November 7, 2016 MEETING
 Minutes not yet received by board.

IV. CEO REPORT

A. Chiavelli reported that there were a few permits issued.

- a. The only permit of note was issued to Normand Jacques for an expansion of his septic system at the Wandering Moose campground. The expansion was designed and stamped by the same professional engineer that designed the original system. The system involves a 2,000 gallon tank and lift station.
- b. The six new lots at the campground are part of the original thirty lots that were approved previously.
- c. MacBrayne commented that the original permit approved for thirty camp sites has long since expired and that a discussion with the selectman on how to handle the situation should take place. Chiavelli stated he would have that discussion at the next selectman meeting.

- V. UNFINISHED BUSINESS - No unfinished business to discuss.
- VI. NEW BUSINESS - Pre Application Plan Review
 - A. MacBrayne reviewed the guidelines as stated in the ordinance on how a pre application hearing is to be conducted. In no way does the pre application constitute an approval.
 - B. Jeena Detour of Carpenter Associates presented plans for a new convenience store to be located on tax map 17 lot 5-1 at the intersection of Route 1 & Route 46.
 - i. Detour explained that the proposed store would be a 4,800 square foot Tradewinds Market. Tradewinds has several other stores throughout the region including Blue Hill, Brewer, Bangor, Calais, Clinton, Eddington, Ellsworth, Milo and Veazie.
 - ii. The store would have 24 hour gas, Alcohol, Food Court/Kitchen, Made in Maine gifts, and general convenience store items.
 - iii. A preliminary floor plan and 3D rendering were passed out.
 - iv. Detour stated that she had met with DOT representative Dave Matson on site and that the plan is to have an entrance only from Route 1. An Entrance and E would be the Route 46 side of the property.
 - v. Plisga & Day will be survey the land this month.
 - vi. Meetings with a soil scientist and DEP have already taken place.
 - vii. Detour mentioned that the wet area on the land may be the result of a blocked culvert. The DEP is looking into this. The opposite end of the culvert lands near the property line between Carrier and Wardwell.
 - C. Audience member Charlotte Snowman mentioned that when she had owned the property previously, she had always been told that no entrance from Route 1 would be allowed.
 - i. Detour stated that she believed that the DOT had changed their rules in the last few years but that she would verify.
 - D. Audience member Charlotte Snowman mentioned a condition that was thought to be part of the deed when she sold the land, that prevented a store from being placed on that piece of property.
 - i. Ed Rankin stated that he had looked for this in the deeds but was unable to find anything in the current deed. He did find a clause in the deed from the sale in 1983 that stated no store could be placed on the land for a period of one year.
 - ii. Detour stated that she would look into this and find out if there is a deed restriction and that it would obviously be a deal breaker if such a clause was found.

- E. MacBrayne pointed out that the building may need to move forward to allow proper access for emergency vehicles.
 - i. Detour asked about setbacks.
 - ii. Chiavelli stated that there is no setback in the ordinance, but life safety codes still have to be met.
 - iii. Chiavelli stated that he has been told that the existing building is over the property line.
 - 1. Detour stated that if this was the case it should be picked up during the survey.
- F. MacBrayne stated that either a purchase and sale agreement or a deed is required for filing an application.
- G. Detour mentioned that she would like to meet with Chiavelli to go over the application before it is submitted.

VII. Comprehensive Plan Review.

- A. Bart Hutchins gave a quick review.
- B. Surveys are still being accepted even though the deadline has passed. Public is encouraged to participate so that everyone's opinions are represented.

VIII. WASTE DISPOSAL INFORMATION:

- A. Selectman Rankin stated that the town is still researching a future transfer station to be located on Gray Meadow Road on the same property as the existing sand shed.

ADJOURN

- B. MacBrayne made motion to adjourn the regular meeting and begin the Wind Ordinance Review.

Motion to Adjourn MacBrayne

Moved: Wood

Second: Glosia

Approved by unanimous vote.