

TOWN OF ORLAND
 PLANNING BOARD MINUTES
 2018
 7:00PM

I. ROLL CALL

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

Staff Attending:

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

Attending Public:

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

- III. APPROVAL OF MINUTES OF FOR MAY AND JUNE 2018
 Motion to approve minutes as amended: Leavitt
 Second: Wood
 Approved by unanimous vote a s amended.

- IV. CEO REPORT:
 Luke stated that not much was happening during the past month, 2 plumbing permits and a dock permit.
 Town meeting voting on the yard sale ordinance was 37/45 against the ordinance passing.

- V. UNFINISHED BUSINESS- N/A

VI. NEW APPLICATIONS –

Preapplication for subdivision:

Laura Farr with Acadia Realty Group representing Joseph Cardillo.

2013 Green Acres Land Trust on the Back Ridge Road, divided piece of land and then, sold parcel to Smart Family, and the Smart Family then in turn sold parcel directly to Mr. Cardillo. In April 2018, Mr Cardillo split the lot and sold a home on the property and then kept a piece for himself. Less than 5 years had elapsed since the Smarts had split the parcel, which in turn created a subdivision after the fact. The property being under contract had resulted in the discovery of the subdivision.

Property cannot sell until the subdivision is approved, There is a new deed on the property and has been under 5 year since the first split.

MacBrayne recommended waiving the site inspection requirement, as well as reviewing other requirements . In section 6.2.B All applications accompanied by a \$25 per lot fee for application. The \$50 per lot fee for escrow (was waived by The Board. Only application fee was assessed). Section 6.3 Governs submissions, location map or survey. Ms Farr submitted survey and it was accepted by the board.

6.3D Application requirements was outlined in email to Mr. Cardillo from MacBrayne.

MacBrayne advised Ms Farr that she should have a surveyor create another site map of the location.

Under 6.3D MacBrayne gave a list of suggested items listed under ordinance. Water supply and soil quality testing. Chiavelli suggested PERC test, as well as contacting Title insurance where the subdivision issue was not caught by any of the lawyers involved with the sale of the home last spring.

Hutchins suggested a survey of the surrounding homes for water supply .

MacBrayne suggested waiving requirements, suggested items #10-28 be waived. Leavitt suggested that we waive well and septic requirements if disclosure is that we can waive it but there is a requirement. In the purchase and sale agreement according to the broker, there is a gray area.

MacBrayne additionally noted that items 1-9 should be completed, as well as a request for waiver of items 10-28. Where there were 3 deeds on this property in under 5 years there is no way around this.

If prospective buyers are doing the soil and water test, as long as its done, the submissions are accepted, regardless of who did it.

Leavitt suggested documents submitted to town office 2 weeks prior to the next meeting.

Letters to abutters(adjacent properties) will be required.

No public hearing.

VII. Comprehensive Plan Review. N/A

Next Meeting: August 6 2018

ADJOURN

Meeting was adjourned at 8:10pm