

TOWN OF ORLAND
PLANNING BOARD MINUTES 3/5/2018
7:00PM

I. ROLL CALL

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

Attending Public: Shawn Ellis

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

III. MINUTES OF FEBRUARY 5, 2017 MEETING-

IV. CEO REPORT

A. Not much to report, no new permits.

V. COMMUNICATIONS AND CHAIRMAN'S COMMENTS – MacBrayne will not be in attendance for next months meeting, and requested that Brenda Leavitt run the meeting, and create the agenda for next month's meeting.

VI. SELECTMAN COMMENTS: Revisions to yard sale ordinance, and Site Plan Review ordinance. Selectmen Rankin came to discuss what the board of selectmen had decided on the new ordinances. The yard sale ordinance, and Site Plan Review Ordinance will need to go for a public hearing in regards to May Planning Board meeting, and then the Town will have to vote on it for the June Town Meeting and vote. Additionally the opening of the town waste disposal location is looking to open by the end of April.

VII. UNFINISHED APPLICATIONS- n/a

VIII. NEW APPLICATIONS – Site Plan Review for two new businesses.

Back Ridge Bee Farm and Supply- Shawn Kinney: Bee equipment will be sold out of Bob Chasses' building on Route 1, along with a potential greenhouse.

No questions in Section A. Section B: Existing property conditions, B2 No professional preparer of the document. The enlargement of the area tax map was used to show the location for the site plan. The board stated that they would accept that tax map for the existing conditions of the property with respect to B10, they're going to use the existing signs and that they're aware that there is a 32 sq foot restriction for the sign.

Everything else that the business is using is existing.

Proposed use of the property is both commercial and agricultural based upon sales from the greenhouse and so on. The only proposed new structure is the greenhouse. The greenhouse would be a temporary greenhouse structure. Movable. There is no other construction happening at this location. There is no septic at this location, but there is a well for watering plants. There will be a porta potty at the location.

Exterior lighting being used will be the existing lighting.

Map shows existing vehicle flow. Where it had been a greenhouse in the past.

No new proposed utilities, no sewage or new plumbing. There will not be anything done that will change the surface drainage, dumpster for solid waste.

No worries about snow removal for business.

MacBrayne requested any questions from the board in regards to the business.

Pending opening between April 1 to the 13th.

Roger Wood Motioned to Approve the Application for the new business, and Leavitt seconded.

Approved Unanimously.

HardScrabble Stone and Landscaping: Michael Reed

This application is a little different where it does involve some new construction. MacBrayne stated that he has discussed this information with Michael on the telephone a few times.

Landscape supply yard, office, one bay garage, and will have sales of pallets of patio stone, pavers, gravel, mulch, loam, primarily hardscape materials. Directly next door to the former Little John's takeout. The lot was cleared a few years back. There is an existing driveway with a clearing.

Section A: All information is complete.

Section B: existing use of the property, there is a map in the documents that show the existing condition of the property. The property was undeveloped. There is a well on site and a driveway. Michael included a tax map showing all of the contiguous properties, as well as a recent survey that shows all of the properties nearby. No intersections within 200 feet. No existing signs or buildings, we do not have zoning. There is no electricity on the property. Well was drilled but no

electricity on site at this time. The surface water drainage heads to the east towards Ellsworth. There is a culvert that comes across route 1 and drains the property. No aquifers.

Section C: Showing proposed layout for the property. Proposed use is commercial, showing the proposed garage and office. Construction of new building. Drawing within the site plan review showing the size of the sign. And the limitation of the signage of 32 sq feet on each side. That was understood. Exterior lighting proposed for outside of the building and lights shining on the sign.

Leavitt questioned the location within the plans, showing where the pole would potentially be for power. Reed stated that was the potential location due to where the neighbors have theirs. There is one existing driveway, and will have to have a second one created, Reed has spoken to DOT, and is waiting to be called back in regards to what their requests are.

MacBrayne stated that he proposes that the permit is approved and the stipulation would be that Reed obtain a permit from the DOT for the driveway.

Cook asked if there would be any cutting of Rock there or if it were all pre manufactured. Reed stated that there would be no cutting on the property.

Equipment on the property would be a forklift and a loader for pallets to be placed on vehicles. Estimated traffic volume of 20 vehicles a day. Operating hours from 8-4 Monday Through Saturday. MacBrayne asked if there would be any landscaping. No permanent major landscaping, likely there would be a display landscaping with patio, but no permanent landscaping for the property. Septic design would be another condition of the permit, cannot install the septic without getting plumbing permit from Luke.

Surface drainage and storm water will not change, there will not be significant grading.

Dumpster will be on site. Garage on site will be for minor maintenance of the equipment.

MacBrayne asked if he would be open throughout the winter.

Snow removal will not be an issue.

MacBrayne requested any questions from the board. Wood asked if it were an extension of his current business in Penobscot. He stated that it was.

Two conditions discussed. DOT entrance permit for the second driveway, and not to install the septic until the plumbing permit was obtained from CEO.

Leavitt moved to approve the application with the conditions as stated.

Baker seconded.

Board approved unanimously.

- IX. PENDING APPLICATIONS: None
- X. PUBLIC QUESTIONS and COMMENTS- None

- XI. NEXT MEETING will be held April 2, 2018 at 7:00pm at the Orland Community Center.

- XII. OTHER BUSINESS and ADJOURN: MEETING ADJOURNED AT 7:50
Wood motioned to adjourn. Baker seconded.