

**Town of Orrington**  
Planning Board Meeting Minutes  
May 16, 2013  
Town Office at 7 P.M.

Members present: J. Louis Morin, Chairman; Richard Judd; Charlie Green; Steve Taylor; Chuck Hydek; Mark Buongirno (alternate); Paul White, Town Manager; Dan Wellington, CEO; Susan Carson, Town Clerk; 3 Citizens (Reginald Sherburne, Mr. & Mrs. David Andrade)

1. Call to Order Regular Meeting: The regular meeting of the Planning Board was called to order at 7:00 P.M. by Chairman, Morin. Morin read to the Board a letter of resignation from Planning Board member, Mark Fox who is relocating and resigns effective immediately.
2. Approve Minutes for April 18, 2013 Planning Board Meeting: Hydek moved to approve the minutes as presented. Taylor seconded. Vote was unanimous.
3. Public Comments: No comments.

Old Business:

1. Discussions on Museums in Residential Zone: Green was given the task of examining the Comprehensive Plan to see if there are any restrictions listed pertaining to museums in certain zones. He stated that he could not find anything specific to museums. In his travels he has seen museums in old buildings that have been donated or sold to museums such as churches or old farmhouses. Buongirno stated that if there is an existing structure that isn't going to be modified, as long as the site plan is adequate and parking is addressed, he doesn't really care what is in the building. No on-street parking should be allowed. White stated there currently is no on-street parking allowed in Orrington. Morin asked for the Board to think over the next month of some ideas to collate so that the Board can come up with an ordinance or a modification to the Land Use Ordinance to possibly bring to the voters for approval.

New Business:

1. Mr. Reginald Sherburne, Clarification on Procedure for Changes to Subdivision: Mr. Sherburne was present. CEO Wellington explains that Sherburne now owns two pieces of land adjacent to his property which were previously part of a subdivision on Harvest Ln. owned by Wayne Wright. Sherburne wishes to combine those two lots for tax purposes. Sherburne asked the assessor to combine the lots with his existing adjacent lot. Wellington suggested Sherburne work with Wright to create an amended subdivision plan to remove those parcels from the existing subdivision plan on Harvest Ln. The right of way does not give access to Harvest Ln. Morin

states that according to State Law, if a person purchases land adjacent to their own land, it will automatically become taxed as one lot. He recommends Sherburne contact a surveyor to be sure. Wellington's concern is the subdivision plans showing those parcels as part of it. The subdivision being altered is his only concern. Morin questioned if a separate instrument should be recorded at the registry of deeds showing those lots as no longer part of a subdivision. White stated that the subdivision plan was done by Ames Architecture & Engineering, and he suggests Sherburne go to them and find out how to amend this. White asked if the Board would agree to approve this action being taken. The Board was in consensus. Wellington stated he would contact Ames tomorrow and try to get some answers. He will be in touch with Sherburne with those answers next week.

2. Autovision Inc, Re-establish Auto Sales at 64 River Road (Quirk Property): In 1994 Cars by Us had a dealership at this location. Mr. Andrade, owner of Autovision Inc is present tonight and he is currently leasing that property from Quirk. Mr. Andrade requests use of that lot with minimal changes to it for a dealership. Morin goes over a checklist as an interview-type of process to insure Andrade has everything in order to avoid extra work, time and money. Mr. Andrade explains that he called and asked the CEO if there was a zoning ordinance before he signed the lease. The CEO, Richard Harriman at the time, had told him there is no ordinance and he can park as many cars as he would like as long as he does not park on the field. White did authorize Andrade to park his cars at the lot temporarily as long as no business is being transacted. White also stated that he believes Mr. Harriman may not have been clear in his explanation. Judd stated that there was a dealership there before and there was an issue with complaints about the bright lights that lit up the lot. This is why we need to go through this process. Andrade wishes to park cars there and do the business transactions at another location until this process is completed. Hydek stated that in the meantime, there should be no window stickers or advertisement of any kind. Judd suggested as a good faith gesture, to allow him to park the cars there as long as he goes through this checklist procedure. Morin entertained suggestions from the Board for a timeframe to give Andrade. Buongiorno suggested that he be allowed to park cars there as long as he is actively working on the plan. Wellington stated a site plan has been done from when Cars by Us had first established the lot. A majority of the work has already been done and if Pligsa and Day (survey firm) has this plan in electronic format, it should be a fairly quick process. Morin goes down the checklist to see what needs to be done and what already exists. White and Wellington suggest to the Board that a timeline be given at 60 days allowed to park cars while this process is completed. If an extension is necessary, 30 days. The Board was in consensus and Andrade agreed. Wellington reiterates what he believes the Board has agreed on. For the next 60

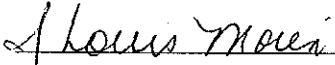
days he can park his cars at the lot with no business interaction to take place. As the 60 day deadline nears, if there are issues which may cause the deadline to elapse before the process is complete, ie: scheduling conflicts, etc. he will come before the Board and request a 30 day extension. Morin stated that since he does not own the lot, he should get a statement from Quirk authorizing him to make any changes necessary in order to utilize the lot as a dealership. Morin entertained a motion from the Board to give Andrade 60 days to park the vehicles with no business transactions allowed, with the intent of following through with the site plan. There is a possibility of an extension should there be a conflict in getting the engineering firm to complete work in a timely manner. Green made the motion and Hydek seconded. Vote was unanimous.

3. New Items for Future Meetings: White put this item on the agenda for the Board to be thinking of items that they may want to give the CEO. Signs have been an issue in the past, and Wellington will be working on this. Wellington stated that the Shoreland Zone is the only zone that he can see is grandfathered and non-conforming. Hydek stated that Article 4 has text on that. Wellington thanked him for informing him of this.

Judd moved to adjourn at 8:40 P.M. Green seconded. Vote was unanimous.

Respectfully Submitted,

Susan L. Carson, Town Clerk

 June 20, 2013

L. Morin, Chairman