

Town of Orrington Planning Board Meeting
September 15, 2011 at 7:00 PM
Town Hall

Present: S. Taylor, C. Green, L. Morin, C. Hyde, R. Harriman CEO. Absent excused: R. Judd, M. Fox, A. Howard. A quorum being present, the meeting proceeded.

1. Call to order of Regular meeting at 7:00 PM
2. Approve Minutes of Previous Meeting: Minutes not available due to problems with Mr. Judd's computer.
3. Public Comments: None.
4. Old Business

5. New Business:
 - A. Discuss Comprehensive Plan. Moved to follow New Business.
 - A. Request for Preliminary Site Plan Review of property at 129 River Rd. Proposed use is to be storage and sale of compressed gases. (Air Gas Corp.)

Present for D&H Construction was Dan Grover and Dan Grover Jr. Review of the application made by Dan Grover of D&H Construction presented few deficiencies that needed to be addressed prior to the issuance of a permit. (At last month's meeting, during an informal discussion on this land development, it was requested that Mr. Grover obtain a letter of assurance from the final user/occupant that the business was going to be for retail sales, otherwise a permit could not be issued for the proposed development in this district. Mr. Grover stated that he had not yet received any letter from Air Gas Corp. Mr. Hyde pointed out that the letter of assurance actually needs to come from D&H Construction as applicant and owner of the land. The site plan or permit is not to Air Gas Corp. Mr. Grover indicated that a letter of assurances could be provided. Additional discussions were had regarding proposed redirection of existing culvert drainage from the southern corner of the lot along the westerly boundary as to whether or not this would increase drainage load to abutter's lot. Mr. Grover stated that the current drainage impact would not change. Mr. Morin brought up questions regarding lighting (number and location of fixtures along with lighting direction) and business signage. It was made clear by the board that the lighting beam was not permitted to project beyond the boundaries of the lot (at grade).

Mr. Grover's explanations and verbal assurances of performance lead to the Board unanimous approval of a motion for: Approval of preliminary site review subject to submission of a declaration that the business will be for retail sales, inclusion of a general site plan map on the plan (as specified in the LUO), a full lot description and GPS points for the location of rear lot corners, a letter from a soil scientist regarding passing state wetlands permit criteria, details on the number and location of exterior lighting fixtures and business signage (dimensions & locations), show traffic flow (exit only - entrance only) on the plan, and indicate proposed landscaping (location and type of vegetation) on the plan.

These missing or needed submissions will be required prior to Final Site Plan consideration and if complete and meeting all criteria, approval, and any subsequent permit issuance by the CEO.

6. Return to Old Business:

Discuss Comprehensive Plan.

Mr. Harriman made it known that one of the emailed Comprehensive Plan files might be corrupt and that if we came across it to let him know and he would send out a different copy. Mr. Harriman provided a printed copy of the Comprehensive Plan to Charlie Green, who had earlier accepted the task of leading the review of the Plan. Only limited discussion ensued regarding certain types of data that should be included in the Plan. This will be a work in progress over the next series of months. No further discussion was made on this matter.

7 Board Comments. None salient to the meeting.

8: Adjourned at 8:25 PM

I have more in 10/20/2011
J. Louis Morin, Chair