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**Town Of Orrington  
Planning Board Meeting Minutes  
April 18, 2024**

**Call meeting to Order:**

The meeting was called to order at 7:03pm by Chairman J. Louis Morin. Board members also present were: Dr. Richard Judd, Mr. Steve Taylor, and Secretary Marc Abplanalp Sr. Mr. Larry Geaghan is excused. Also present were; The Orrington Code Enforcement Officer Mr. Dean Bennett Select Board Members Mr. Allen Elkin, Mr. Mike Curtis, and Mr. Charlie Green and Town Manager Chris Bachman. There was 8 members of the public present.

**Approve minutes of the January 18, 2024, meeting:**

The motion was made by Mr. Abplanalp and seconded by Dr. Judd to approve the minutes as presented with a few wording changes.

The vote to approve the motion was unanimous by all voting members.

7:10 pm, Chairman Morin suspends the Planning Board Meeting and opens the Public Hearing to discuss changes to our Land Use Ordinance as required by LD-2003.

There was considerable discussion about the changes that must be made to bring our Land Use Ordinance into compliance with the State's new Affordable Housing law LD-2003. This law effectively removes the town's authority to control how many housing units are allowed on a property. All in attendance were against these changes, as they effectively remove our right to Home Rule and effectively circumvents our powers as town. This law goes into effect on July 1, 2024, and our ordinance will need to be in compliance and passed by the town at the June Town Meeting. Subdivision law, shoreland zoning Flood plain management and district restriction of uses still apply and have jurisdiction over LD-2003.

There were several questions asked by members of the public and answered by the Board and the Code Enforcement Officer.

It is important to point out that Subdivision approval is still required by the Land Use Ordinance, and all new structures must be approved and permitted by the Code Enforcement Officer. Proof of an adequate, properly designed and certified waste disposal system must also be provided with every application.

The Planning Board has held two workshops to bring our Land Use Ordinance into compliance. The proposed amendments were read to the audience by Chairman Morin. The planning board also recommended changing the district of town owned property adjacent to the Perc property, Tax Map 5 Lots 61, 67C and 56B and reclassifying the 26 acres as Industrial. This reclassification also corrects a situation where Norlen's Water Treatment is operation under a waiver for a non-conforming use. Members of the public were offered the opportunity to ask questions and express their opinions.

8:22 pm, Chairman Morin closed the Public Hearing and resumed the Planning Board meeting.

**Public Comments:**

None.

**Old Business:**

None.

New Business:

Planning Board Recommendation to Select Board regarding proposed Ordinance amendments.

The motion was made by Mr. Taylor and seconded by Mr. Abplanalp that the Select Board be informed that the Planning Board recommends the changes to Article 2 and Article 9 and the district change be adopted and recommends to the Select Board that the changes be recommended for approval at the Town Meeting in June. With no further discussion, the vote to approve the motion was unanimous.

Board Comments:

None.

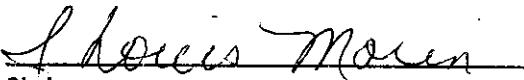
Adjourn:

The motion to adjourn was made by Dr. Judd and seconded by Mr. Taylor.

The vote to approve the motion was unanimous by all voting members.

The meeting was closed at 8:25 PM by Chairman Morin.

Respectfully Submitted,  
Marc A. Abplanalp Sr.  
Secretary Orrington Planning Board

  
Chairman

  
Date