

**Town Of Orrington
Planning Board Meeting Minutes
August 18, 2022**

Call meeting to Order:

The meeting was called to order at 4:41 pm by Chairman J. Louis Morin. Board members also present were: Mr. Steve Taylor, Mr. Lance Lord, Secretary Marc Abplanalp and alternate board member Mr. Larry Geaghan. Dr. Richard Judd and Mr. John Mackie were not present and are excused. Mr. Larry Geaghan will be a voting member this evening. Also present were; The Orrington code enforcement officer Mr. Dean Bennett, Orrington Town Manager Chris Backman and Select Board members Mr. Allen Elkin and Mr. Michael Curtis. Shelly Lizotte from Artifex and Mr. Chris Pepin were present to address the board. There were two members of the public present.

Adjustments to the Agenda:

None.

Approve minutes of the July 21, 2022, meeting:

The motion was made by Mr. Geaghan and seconded by Mr. Lord, to approve the minutes as presented.

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

Public Comments:

None.

Old Business:

1. W. L. Properties Center Drive/Oak Hill Road (Preliminary/Final Review)

Center Drive/Oak Hill Road 3-Lot subdivision with frontage on both Center Drive and Oak Hill roads. Property located on Tax Map 3 Lot 6 in the Residential Farming district. Two of the lots will be 2-acre single family house lots and one lot will be a 16-acre multi-family development.

Chairman Morin discussed the detailed resource assessment report created by Burman Land and Tree LLC dated October 2021. The Board felt this was important to mention, especially the potentially endangered species, vernal pools, salmon migration, and bat / Monarch butterfly habitat. These items need to be noted on the Plans. Mrs. Lizotte presented to the board the corrections to the Site Plan and indicated the changes made which addressed the recommendations of the board.

Upon site plan review it was noticed that Lot #2 has an existing building on the property. There was some discussion on when the building was built and whether construction was begun before or after the lot was determined to be part of a sub-division. Also, at issue with this lot is the amount of wetlands and the lack of a 1-acre contiguous upland developable land on the lot. Mrs. Lizotte will look into redrawing the lot lines to bring this lot into compliance with the Orrington Land Use Ordinance.

Also, the developer needs to redraw Lot 2 and show a 1-Acre contiguous developable upland within the boundaries of Lot 2. If bringing Lot 2 into compliance with the Orrington Land Use Ordinance subtracts acreage from Lot 3, the developer will reduce the number of units planned for Lot 3 to remain in compliance with the Orrington Land Use Ordinance and Department of Environmental Protection (DEP) total acreage limitations.

Chairman Morin would like the board to do a site visit September 15th immediately prior to the Next Planning Board meeting.

If all adjustments/corrections are made and acceptable to the Board, it is possible that we can accomplish a Preliminary and Final Site Plan approval at the next Planning Board meeting.

2. Applehead Way Preliminary/Final Review

Mr. Pepin is proposing a 2 Building Subdivision located on Applehead Way, Tax Map 7 Lot 30A.

Mr. Bennett verified that all issues identified during the previous meeting have been corrected. Chairman Morin went through the Sub-division Plan application line by line and verified that all corrections have been made. The Board has decided that there is no need for a site visit. Mr. Pepin has given his permission to the Planning Board members to visit the site at any time.

There was no digital plan submitted of the revised plan with the updated lot dimensions. We can not sign off on the Preliminary or Final Sub-division Plan until the digital file has been received, reviewed and approved.

In the interest of expediency, the Board will approve the Final Sub-division plan of the Apple Head Sub-division contingent that we receive the approved digital files. The board members signed the Sub-division plans and will retain them until the digital files are received and approved.

The motion was made by Mr. Lord and Seconded by Mr. Taylor to approve the Final Sub-Division Plan contingent on receiving the approved digital files.

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

Chairman Morin informed Mr. Pepin of a new rule imposed by the Penobscot Registry of Deeds that the Final Sub-division Plan needs to be rolled up and not folded.

New Business:

1. Cluster Development Standards Discussion:

The Board tabled its work on developing a Cluster Development standard for Orrington. We will continue the discussion over the winter.

Board Comments:

Chairman Morin suggested changes for Article 2 page 9 note A, regarding wetlands and contiguous upland developable land. We will discuss this further at a future meeting.

Mr. Bennet informed the Board of the difference between a single-family home permit process and a Sub-division application regarding wetland regulations. Mr. Bennett cautioned us on the wording for wetland laws and jurisdictions, and the separation of Site Plan applications and Sub-division applications. Mr. Bennett is working on creating separate applications for Site Plans and Sub-divisions.

Corrections were suggested to clear up loopholes in the Land Use Ordinance. The Board will look into making these corrections.

Mr. Lord praised the board for streamlining our process, making Orrington more attractive to new residents.

Adjourn:

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

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

The meeting was closed at 5:55 PM by Chairman Morin.

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

A Louis Morin
Chairman

Sept 15, 2022
Date