

**Town of Orrington
Planning Board Meeting Minutes
July 16, 2015**

Members present: J. Louis Morin, Chairman; Richard Judd; Chuck Hydek; Mark Fox; Mark Buongirno; Steve Taylor; Susan Carson, Town Clerk; 9 members of the public were present.

1. **Meeting called to order** at 7:05 P.M. by Chairman, J. Louis Morin.
2. **Approve minutes for June 11, 2015 meeting:** Motion to approve minutes was made by Mr. Hydek, seconded by Mr. Taylor. Vote to approve: Yes-5. Mr. Judd abstained due to his absence at that meeting.
3. **Public Comments:** None.

Old Business: None.


1. **Preliminary Review – R.H. Foster Energy LLC, 191 River Rd. (Map 008, Lot 39-C) – Construction of a car wash, relocation of an existing building and other site improvements:** Mike Pullen, with architecture firm Ames Associates, gave a recap of the proposed design that was presented to the Board in May. Some revisions have been made since that time. The proposed double-bay car wash is now a single-bay. The location for the existing vacant building (storage building) has been changed as well. The initial design had shown the storage building set behind the store, facing Rt. 15. The design presented tonight shows the building set back from its current location, towards the rear corner of the lot. Mr. Pullen explained that changing the location of the storage building will create a more desirable buffer area from the adjacent residential property, and also will allow more space behind the store for large trucks/tractor trailers to park. Siding/trim of the store will be re-designed. Car wash will have a single gable roof with matching siding/trim. A single sign will be added to the roadside sign indicating there is a car wash. Mr. Buongirno asked for clarification on the number of signs on the store building itself. There are two sets of “On the Run” and “Freshie’s” signs proposed. One set for each end of the building. Mr. Morin pointed out that Orrington’s LUO restricts to one sign placed on a structure. What they are proposing is in violation. The attorney for R.H. Foster, Andrew Hamilton, pointed out that the violation issue had been resolved in previous meetings with the former Code Enforcement Officer and Town Manager. Discussion between the Board and R.H. Foster representatives regarding the plans as proposed. Mr. Morin pointed out that the plan as presented creates a more non-conforming lot due to adding approximately 0.2 acres as a result of the relocation of the existing vacant building. Mr. Hydek made note that the existing site plan does not show items that currently exist, but does show several items that do not currently exist. Traffic Engineer, Randy Dunton, spoke regarding the 3” beveled curb stop that is proposed. The idea is to bring traffic coming out of Arctic Station Rd. closer to Rt. 15, as well as to discourage southbound traffic from entering R.H. Foster by cutting across Arctic Station Rd. It was pointed out by Mr. Hydek that the Board needs to remember that some of the improvements showing on the site plan are not going to be funded by R. H. Foster, but by the Rt. 15 sidewalk project. The Board continued

to review the preliminary checklist for completion. It was noted by the Board that the plan does not show structure dimensions. Abutting property owners on Arctic Station Rd., Richard and Mary Daly, ask what the buffer will be in regards to their property located directly behind R.H. Foster. They voiced concern about additional water runoff affecting their septic system as it did years ago. Final plan checklist requirements were reviewed for the applicant's reference. Mr. Morin stressed the requirement for the final plan to be provided in the indicated digital format, only showing the boundary lines. Building locations are not required for that file. It was moved, seconded and voted unanimously to table the preliminary site plan review until revisions are made. Preliminary and final site plans may both be submitted at the same meeting for approval as long as the requirements for the preliminary site plans are met and it is approved. Also, the final plan will not be reviewed until a digital file in the proper format has been submitted and can be opened and reviewed by the Board. The digital file shall contain the property lot lines projected in either UTM or Sate Planar coordinates; Datum (NAD83).

The Board discussed the sign requirements as listed in the LUO. Mr. Buongirno feels the restrictions as they stand now are too tight. This can be considered for future discussion.

Meeting adjourned at 9:15 PM by unanimous vote.

Respectfully Submitted,
Susan L. Carson, Town Clerk



J. Louis Morin, Chairman

Dated: August 20, 2015