

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

Call meeting to Order:

The meeting was called to order at 4:31 pm by Chairman J. Louis Morin. Board members also present were: Dr. Richard Judd, Mr. Steve Taylor, Mr. Larry Geaghan, and Secretary Marc Abplanalp Sr. Also present were; The Orrington Code Enforcement Officer Mr. Dean Bennett Select Board Member Allen Elkin, and Town Manager Chris Bachman. Nicholas and Kathrene Heber were present with David Moyse of Moyse Environmental Services. There was one member of the public present.

Adjustments to the Agenda:

Approve meeting minutes from August 17, 2023 and November 15, 2023.

Approve minutes of the August 17, 2023, meeting:

The motion was made by Mr. Taylor and seconded by Mr. Judd to approve the minutes as presented.

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

Approve minutes of the November 15, 2023, meeting:

The motion was made by Mr. Taylor and seconded by Mr. Judd to approve the minutes as presented.

The motion passed with Mr. Geaghan and Mr. Abplanalp abstaining as they were absent.

Public Comments:

None.

Old Business:

Heber Property Management L.L.C. Subdivision After the Fact Preliminary and Final Site Plan review.

Nicholas and Kathleen Heber were present along with David Moyse from Moyse Environmental Services to address the board regarding the after-the-fact Subdivision. It was brought to the Orrington Code Enforcement Officers attention that a Subdivision plan for a 4-unit apartment building located at 355 River Road had not been approved by the Planning Board. This property is located on Map 8 Lot 9 entirely within the Low Density Residential District. Due to miscommunications between our previous Code Enforcement Officer and the applicants, there was no application for a subdivision filed as the property owner believed they did not need to apply for one. The confusion may have been caused because the previous building permit was for a single-family home, which did not require a subdivision application and the remodeled building is now a 4-unit which does require a subdivision application and Planning Board approval. When applying for the building permit, the property owner again mistakenly applied for a single-family dwelling permit.

The issue that the Planning Board identified as the primary problem is that the property does not meet the minimum lot size for a 4-unit subdivision. The property is 2.2-acres, just under the 2.5-acres needed for approval.

After exhausting all attempts to meet the minimum lot size requirements, the Heber's request the Board waive the requirement to have a survey of the property.

The motion was made by Mr. Abplanalp and seconded by Mr. Taylor to waive the requirement to have the site plan stamped by a surveyor. It was decided that the property owners were not at fault and that the town had several opportunities to realize that this project was in fact a sub-division. With no further discussion the vote to approve the motion was unanimous.

Issues that need to be corrected on the preliminary and final site plans are

1. Distance to fire hydrant and direction to hydrant.
2. The graphic bar scale on the final site plan is missing.
3. The right-of-way needs to be included on the plans.
4. The lighting setback must be on the plan.
5. Must have adjacent landowners identified on the final plans.
6. The lots across the road on Map 24 Lots 5 and 6 need to be listed on the final plan.
7. All these issues need to be corrected before we sign the Preliminary and final plans.

The motion was made by Mr. Abplanalp and seconded by Mr. Taylor to approve the preliminary site plan.

With no further discussion the vote to approve the motion was unanimous.

The board signed the Preliminary Plan.

The motion was made to approve the final site plan with the stipulation that the plans will not be signed until the identified issues are corrected. The motion was made by Mr. Abplanalp and seconded by Mr. Judd. With no further discussion, the vote to approve the motion was unanimous.

The board will return to the town office to sign the plans when corrected.

New Business:

None.

Board Comments:

There are two openings for the Planning Board.

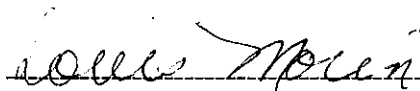
Adjourn:

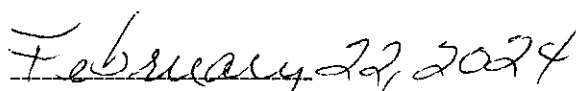
The motion to adjourn was made by Mr. Geaghan and seconded by Dr. Judd.

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

The meeting was closed at 5:48 PM by Chairman Morin.

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

  
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Chairman

  
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Date