

**Town Of Orrington
Planning Board Meeting Minutes
January 20, 2022**

Call meeting to Order:

Due to the possibility of several participants in tonight's meeting being in close contact with persons who may be infected with the Covid-19 virus, this meeting is being held locally, at the town hall meeting room, and remotely via Zoom. The meeting was called to order at 4:30 pm by Chairman J. Louis Morin (Zoom). Board members also present were: Steve Taylor (In Person), Lance Lord (Zoom), Dr. Richard Judd (Zoom), Secretary Marc Abplanalp (Zoom) and alternate board members John Mackle (Zoom) and Larry Geaghan (Zoom). Also present, the Orrington Code Enforcement Officer Dean Bennett (Zoom), Orrington Town Manager Chris Backman (In Person). Select board member Allen Elkin (In Person), Mr. Jon Whitten from Haley Ward Inc. (Zoom), James Pelletier from Maine Development (via telephone), Scott Pelletier was not present but was represented by his engineer Shelly Lizotte from Artifex (Zoom). There were no members of the public present.

Approve minutes of the November 18, 2021 meeting:

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

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

Public Comments:

None.

Old Business:

1. Oak Hill Estates Subdivision (Preliminary and Final Review) Oak Hill Road Tax Map 3 Lot 38-A Registry Book 15550 Page 84.

Mr. Scott Pelletier was not present, however, his engineer, Shelly Lizotte from Artifex was on the Zoom call to answer questions from the Board and to outline the changes made to bring the plan into compliance with Orrington's Subdivision Ordinance.

Mrs. Lizotte presented an updated site plan map and identified changes made. Changes made include, updating the location map to the proper scale, correcting boundary lines, renumbering the lots so that they appear on the map consecutively. Redrawing Lot #1 and Lot #2 bringing all three lots to 2-acres. A suitable septic location was also located on Lot #2, identified as TP 14. Also, all boundaries, features and improvements on the lots are now identified and visible on the map.

Mrs. Lizotte was able to correct the issue of meeting the minimum requirement of 1-acre of developable upland area on the lot by redrawing the property lines from the adjacent Lot #1 and adding it to Lot #2 (previously identified as Lot #1). Mrs. Lizotte has submitted a digital copy of the boundaries and they meet the requirements of the ordinance.

The motion was made by Mr. Abplanalp and seconded by Dr. Judd to approve the Preliminary Site Plan.

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

The Board agrees that the Preliminary and Final Site Plan Review can take place tonight as there are no issues to correct.

The motion was made by Mr. Abplanalp and seconded by Mr. Taylor to approve the Final Site Plan. The vote to approve the motion was unanimous by all voting members.

Board Members will sign the Preliminary and Final Site Plans at the Town Office and Mrs. Lizotte will provide the Site Plans to the Registry of Deeds in a PDF format.

2. Maine Development LLC. Baxter Subdivision Amendment. Mr. James Pelletier was not present when we started discussing this Item of business, but later contacted the board via telephone.

Mr. James Pelletier with Maine Development LLC. is seeking to have his previously approved subdivision Plan revised to divide from Lot #8 (of the original plan), currently 8.5 acres, two new 1.5+ and 1.8+ acre lots. These lots will be used for construction of single-family homes. This plan will also move a portion of the property Lot #8 (Tax Map 8 Lot 34I) to the adjacent Lot #7 (Tax Map 8 Lot 34H). This redefining of property lines will not reduce any lots in the subdivision to less than the minimum allowable lot size. The remaining portion of the current Lot #8 will be added to Lot #6a-3 creating a ~6.35-acre Lot designated as Lot #10 which will be retained for construction of Mr. Pelletier's personal home.

Initial discussion identified several problems with the Site Plan Map and upon further review appeared considerably different from the plan we reviewed last month. Mr. Peter Pelletier, not being present, did not afford us the opportunity to have him clarify. Attempts to contact Mr. Pelletier were unsuccessful.

A motion to table this discussion until next month was made by Mr. Abplanalp and seconded by Dr. Judd. The vote to approve the motion was unanimous by all voting members.

Mr. Peter Pelletier contacted Board Member Mr. Lord later in the meeting and we revisited this item of business.

After clarifying some additional changes to the map and right-of-way the Board agrees the site plan will need to be corrected to show the right-of-way continuing through the additional land being added to Lot #7. Also, Mr. Pelletier will need provide the Board with a digital Shape file 14 days prior the next Planning board meeting when the Final Site Plan is to be reviewed.

The motion was made by Mr. Lord and seconded by Dr. Judd to approve the Preliminary Site Plan with corrections.

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

New Business:

1. Brewer Lake Road Subdivision. Newly named The East Orrington Business Park (Preliminary). Tax Map 9 Lot 10 off Brewer Lake Road.

Mr. Whitten from Haley Ward, representing the Town of Orrington on this project, was present to outline the Site Plan and update us on the status of permits, surveys and studies.

Chairman Morin went through the Subdivision Site Plan Review Checklist line by line and verified applicability and compliance of each line item. This task was streamlined as we are simply dividing the land into developable lots with further DEP (Department of Environmental Protection) and Orrington Land Use Ordinance requirements becoming the responsibility of the future landowners.

This Subdivision will be limited to four lots to avoid the town being required to apply for and obtain a SLODA (Site Location of Development Act) permit through the Maine Department of Environmental Protection. The property owners will be responsible for building an adequate road and as it stands right now, the town will not adopt or maintain this road now or in the future. The board recommends no island in the middle of the cul-de-sac for ease of snowplowing and turning. There is currently an Orrington Middle School project to come up with the name for the road.

The Orrington CEO, Mr. Bennett, informed the Board that all property abutters have been notified at this time.

The Planning Board was unable to sign the Preliminary Site Plan this evening due to a few small issues. Issues that need to be corrected are the new name of the subdivision needs to be added to the Site Plan, several abutting landowner name issues were identified and will need to be corrected, the scale of the location map needs to be corrected and updated to include 300' surrounding the property, the Planning Board signature block and Engineer Seal were missing from the Site Plans.

The board informed Mr. Whitten that he will need to submit a digital shape file with just the boundary lines and location of where the road is going to be and the registration file before we can sign the Final Site Plans.

Mr. Whitten will correct all issues and deliver the Preliminary Site Plan to the Town Office for Board Members to sign.

The motion was made by Dr. Judd and seconded by Mr. Abplanalp to approve the Preliminary Site Plan with corrections.

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

2. Route 15 Business Park (Preliminary) Map 5 Lot 68 Book 5598 Page 124

Again, Mr. Whitten from Haley Ward, representing the Town of Orrington on this project, was present to outline the Site Plan and update us on the status of permits, surveys and studies.

Mr. Whitten presented the subdivision Site Plan to create 37 Lots for a business park on ~75 acres of a 162-acre town owned property off route 15 in Orrington.

Mr. Whitten informed the board that he believes that the project will have DEP approval and a letter from DOT (Department of Transportation) with the results of the traffic study by the end of next month.

The Planning Board will not be able to sign the Preliminary Site Plan this evening due to a few of the same issues identified with the previous subdivision plan. Chairman Morin went through the Subdivision Site Plan Review Checklist line by line and verified applicability and compliance of each line item. This task was only slightly streamlined as we are simply dividing the land into developable lots with further DEP and Orrington Land Use Ordinance requirements becoming the responsibility of the future landowners.

Some of the issues that need to be corrected are the site map submitted does not show Preliminary on its title block. The new name of the subdivision needs to be added to the Site Plan, Lot #1 is non-conforming and does not appear to be a usable lot due to the lack of a contiguous 1-acre of upland developable area. The scale of the location map needs to be corrected and updated to include 300' surrounding the property. A supplemental Site Plan Map with 5' contour line intervals and lot boundaries is also required due to impracticability of including these lines on the primary Site Plan Map. The Board recommends that Mr. Whitten include on the Plan that public water will be available to all lots. There is an apparent easement/right-of-way between Lot #23 and Lot # 24. Further discussion

is needed to determine if this easement/right-of-way is in the correct location and/or needed. The Planning Board signature block, current Land Use District and Engineer Seal are also missing from this Site Plan Map.

The Orrington CEO, Mr. Bennett, informed the Board that all property abutters have been notified at this time and he is in possession of the return receipts of the certified letters.

Chairman Morin requested Mr. Whitten change ASA wording on proposed Lot 32 to avoid issues stemming from public curiosity.

Mr. Whitten will make corrections and return for the February Planning Board meeting. At which time we will review the plan and, if acceptable, sign off on the Preliminary Site Plan review.

Permission from Mallinckrodt US LLC. will be needed to allow crossing of the railroad track spur. The Town of Orrington owns the land that the tracks rest on, but Mallinckrodt owns the access rights. The town is currently working on permission to cross the tracks.

A site visit may or may not be possible due to snow cover.

Board Comments:

Chairman Morin requests we discuss Air B&Bs in town and continue the review of the Business park schedule-of-uses at the next meeting.

Adjourn:

The meeting was closed at 6:46 pm by Chairman Morin.

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



Chairman



Date