

Town of Orrington
Planning board Meeting Minutes
June 23, 2020
Center Drive School

Call Meeting to Order: The meeting was called to order at 7:05 by Chairman J. Louis Morin. Board members present were: Richard Judd, Lance Lord, Steve Tayler, Louis Morin, John Mackie (alternate) Mark Marc Abplanalp, Larry Geaghan (alternative). Also present: Don Baker (CEO).

Public Comments: Chair Morin explained the changes in the Land Use Ordinance, e.g., front-line setbacks, the term “impervious” in the 50-percent-of-lot development limit, definition of flag lots. Mr. Guy Bouchard asked for further clarification of the latter. Chair Morin also explained the purpose of the Mineral Extraction Ordinance and explained provisions for noise limits, hours of operation on weekdays and Sundays, performance standards, appeals, inspections, buffers, screening, ground-water protection, restoration. Mr. Morin fielded questions about the town’s recourse in violations, citizens’ rights, grandfathering. A discussion ensued about changing the hours of operation and whether noise restrictions were sufficient.

Approval of the Minutes: Mr. Lord moved approval of the May 21 minutes. Mr. Taylor seconded, and the Board voted unanimously to approve.

Further Public Comments: Mr. Bouchard explained why no trees had been planted around the periphery of his car wash/laundry site, there being no place for plowed snow. Mr. Clawson, an adjacent landowner, objected. Mr. Morin explained that the Board could not vote on this issue since it was not on the agenda. Mr. Baker suggested that Mr. Bouchard and Mr. Clawson meet with him to resolve the issue. Mr. Baker will bring the proposal back to the Planning Board in August. The Board will have to vote on modifications to the application.

Down to Earth Site Plan: The Board proceeded through the site-plan checklist, which prompted a discussion of lighting. W.L. Properties subdivision will include the names of abutting landowners on the final plan and designate it “Final Plan.”

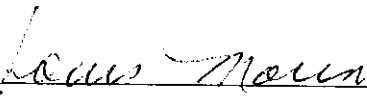
Continued Discussion of Old Fire Station: The Board discussed possible uses for the old fire station, noting that there has been some commentary on Facebook. Other suggestions include day care and equipment storage. The Board noted that the building needed maintenance, and also cautioned that spot zoning to expand options for use is not desirable.

Informal Site Plan Review for Chris Pepin Proposed Development, Brewer Lake Road: Mr. Pepin would like to develop the property (duplex or fourplex if possible in this zone) amounting approximately to twelve units). He does not intend to subdivide. He has completed a preliminary survey. The Board pointed out that he will need an application checklist including, *interalia*, developable acreage, soil survey, provisions for sewerage. The property is in Shoreland Zoning, and the buildings would be approximately 250 feet from the water, with five developable acres.

Discussion of the Old Gravel Pit: Mr. Alan Baker explained the history of the gravel pit, which was deeded from the City of Brewer to Orrington for recreational uses that would include Brewer's citizens. In 1985 a small committee headed by Mr. Baker developed a plan for a boat launch. The committee suggested at the time applying for state funds for tidal waterfront development. Mr. Baker would like to form another committee to see the project through. Mr. Abplanal volunteered to serve. Mr. Judd suggested Mr. Baker contact the Conservation Commission. Mr. Baker suggested in addition the Selectmen's Economic Advisory Committee.

Adjourn: Mr. Lord moved to adjourn the meeting; Mr. Taylor seconded. Meeting was adjourned.

Respectfully Submitted
Richard Judd, Secretary *pro tem*


Chairman


Date