

**Town of Orrington  
Planning Board Meeting Minutes  
May 21, 2015**

Members present: Steve Taylor; Richard Judd; Chuck Hydek; Mark Fox; Dan Wellington, CEO; Susan Carson, Town Clerk; 14 citizens were present.

1. Meeting called to order at 7:00 P.M. by Mr. Hydek, acting Chairman for this meeting. J. Louis Morin and Mark Buongiorno had previously informed the Board that they would be absent from this meeting.
2. Approve minutes for April 16, 2015 meeting: Motion to approve minutes was made by Mr. Judd, seconded by Mr. Taylor. Vote to approve was unanimous.
3. Public Comments: None.

Old Business: None.

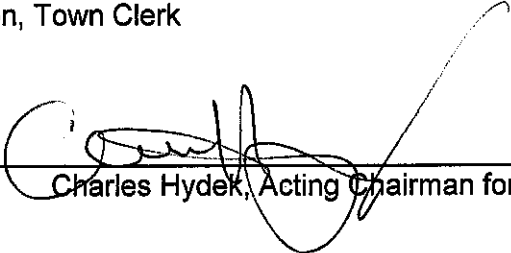
New Business:

1. Pre-application conference – R.H. Foster Energy LLC, 191 River Rd. (Map 005-Lot 39-C) – Construction of a car wash, relocation of an existing building and other site improvements: Mike Pullen with Ames Associates, architecture firm for R.H. Foster, thanked the Board on behalf of R.H. Foster Energy, for allowing them to present their proposal tonight. The preliminary plan for site improvements was presented. Mr. Judd asked where water run-off from the car wash will go, and also how they perceive this plan will improve traffic flow coming in and out of the site. Existing curbing at the corner of the Arctic Station entrance/Rt. 15 will be built up and extended slightly, containing traffic to a more straight line. A 30 ft. buffer will exist between the proposed car wash location and abutting property line. The car wash will be placed in the vicinity of the existing outbuilding, which is vacant, which will be moved to the rear of the property. The abutting property owners, Mr. & Mrs. Beal, voiced concern regarding large trucks that currently park where the proposed car wash will be located. Their concern is that this could cause those trucks to park along the side of Rt. 15. The Board members concurred that coordinating this project along with the sidewalk project is a good plan.
2. Preliminary Review – Emera Maine for proposed construction of a series capacitor substation along Fields Pond Rd. (Map 6, Lots 59B and 61A): Mr. Fox moved to approve the preliminary plan as presented. Mr. Judd seconded. Vote to approve was unanimous. Mr. Hydek questioned whether or not GPS controls would be required. Upon review of the LUO, it was determined that since it is not a subdivision, they would not be required. The preliminary plan simply needs to be submitted in final form. Copies of the preliminary plan were signed by the Board members present. Bob Platt, the project manager, requested the final plan review during the June meeting. The Board informed him that they would not be holding a regular meeting in June due to a training they will be attending on June 19<sup>th</sup>. After discussing the time constraints with completing this project, the Board agreed to hold a meeting on June 11<sup>th</sup> in order to accommodate.

3. Preliminary Review – P&L Developers – Amendment(s) to North Orrington Meadows Plan: Mr. Pelletier presented 4 paper copies, and 2 Mylar paper copies to the amended plan. Mr. Fox made a motion to approve the preliminary plans, seconded by Mr. Taylor. Vote to approve was unanimous.
4. Final Review – P&L Developers – Amendment(s) to North Orrington Meadows Plan (contingent upon Board approval of preliminary amended plan shown above): Mr. Fox moved to approve the final amended plans. Mr. Taylor seconded. Vote to approve was unanimous. Copies of the plan were signed by the Board members present.

Mr. Fox made a motion to adjourn at 8:30 P.M. Mr. Taylor seconded. Vote to adjourn was unanimous.

Respectfully Submitted,  
Susan L. Carson, Town Clerk

  
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Charles Hydek, Acting Chairman for 5/21 Meeting

Dated: June 11, 2015