

Town of Orrington
Public Hearing/Planning Board Meeting Minutes
April 17, 2015

Members present: J. Louis Morin, Chairman; Steve Taylor; Chuck Hydek; Mark Buongirno; Mark Fox; CEO, Dan Wellington; Susan Carson, Town Clerk; 6 members of the public were in attendance.

Public Hearing: Proposed changes to the Town of Orrington's Land Use Ordinance (Zoning Ordinance) to be recommended for passage at the annual Town Meeting in June: Chairman, Mr. Morin, called the public hearing to order at 7:00 PM. No comments from the Public were made. Public Hearing was adjourned.

1. Meeting called to order at 7:05 P.M. by Chairman, Mr. Morin.
2. Approve minutes for March 19, 2015 meeting: Mr. Hydek moved to approve the minutes as presented. Mr. Buongirno seconded. Vote to approve was unanimous
3. Public Comments: Economic Development Coordinator, Ron Harriman, updated the Board on how the proposed Rt. 15 Sidewalk Project is progressing. The proposed sidewalk will run on the west side of Rt. 15 from the Avenues down to Rabbit's Run. 5 crosswalks will be put in. Mr. Harriman has met with most of the homeowners who will be affected by the project. Some of the homeowners had expressed concerns at a public hearing held last fall. Many of those concerns were put to ease after meeting with them. Mr. Morin asked who would be maintaining the sidewalk. Mr. Harriman stated that question has been raised and is still under discussion. The Board was presented a draft copy of the plans. It was the Board's opinion was that the sidewalk should be on the other side of the road, and that Mr. Pelletier's new subdivision should be taken into consideration in regards to a crosswalk location.

New Business:

1. Informal discussion with Emera Maine – proposed construction of a series capacitor substation on Fields Pond Rd. (Map 6, Lots 59B and 61A): Project Manager, Bob Platt, presented the Board with proposed plans for constructing a capacitor at the existing substation. Project is slated to begin in September, and will cease during road closure time. Work will begin again when roads are open until completion in the summer of 2016. Preliminary plan to be reviewed at the May meeting, following the May 7th site visit. Pending no complications, the final can be presented in June.
2. Informal discussion with P & L Developers – amendment(s) to North Orrington Meadows Plan: Mr. Pelletier informed the Board that he may need to amend his approved site plans due to a change in square footage of the condominiums he is planning to build.

Old Business:

1. Preliminary Site Plan Review – 64 River Rd. aka 6 Karr Ave. (Applicant QV Realty and Frank Lavigueur): Mr. Morin led the review of the preliminary checklist. Mr. Buongiorno moved to approve the preliminary site plan. Mr. Hydek seconded. Vote to approve was unanimous. Copies of the preliminary plan were circulated for signatures.

New Business:

1. Final Site Plan Approval – 64 River Rd. aka 6 Karr Ave. Subject to the Board's approval of the amended preliminary plan shown above under Old Business. (Applicant QV Realty and Frank Lavigueur): Mr. Morin stated that a fence is required to be erected around the perimeter. Mr. Buongiorno moved to approve the final site plan with fence requirement. Mr. Fox seconded. Vote to approve was unanimous and signatures were collected on the final plan by the Board.

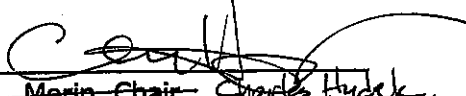
The Board reviewed the language in the proposed LOU changes to be presented at Town Meeting. Mr. Hydek stated that he is not in favor of altering the establishment of fees in Section 6 as proposed by the Town Manager/Selectmen. Mr. Wellington stated that fees are an administrative subject, and the proposed change to the LOU in this section would allow any changes to be made without Town Meeting vote. After much discussion among the Board members, a motion was made by Mr. Hydek to approve the LOU amendments to go before Town Meeting vote in June, with two exceptions: Section 5a and b to remain, reserving the strikethrough in the last sentence in Section 5b, and removing the strikethrough in Section 6c. Mr. Fox seconded. Vote was unanimous.

Mr. Morin informed Mr. Wellington that he has noticed 2 banner flags outside of the newly opened pool & spa shop on Rt. 15. The owner should be informed that only 1 is allowed under the LOU. Mr. Morin also noted that he believes the Rocky Knoll Country Club sign is now using lighting that should be approved by the Board. Mr. Wellington stated he would look into these.

The meeting was adjourned at 9:05 by unanimous vote.

Respectfully Submitted,

Susan L. Carson, Town Clerk


~~L. Morin, Chair~~ Charles Hydek, acting Chair
3/19/15