

**Town of Orrington
Planning Board Meeting Minutes
February 15, 2018**

Call meeting to Order: The meeting was called to order at 7:05 PM by Chairman, J. Louis Morin. Board members also present: Richard Judd, Chuck Hydek, Mark Buongirno, Steve Taylor. Also present: CEO, Dan Wellington; Town Clerk, Susan Carson; 6 citizens present.

Approve minutes of the January 18, 2018 meeting: Mr. Hydek moved to approve the minutes of January 18th. Mr. Buongirno seconded. Mr. Hydek noted that the final approval of the Curran Homestead amendment to site plan indicated the entrance sign has been added to the final plan. This should be changed to "removed from" the final plan. Vote to approve the minutes as amended was unanimous.

Public Comments: None.

Old Business: None.

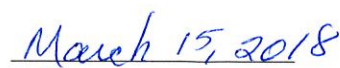
New Business:

- 1. Amending existing site plan – 19 Williams Way (Map 008-Lot 021). Addition of approximately 2 acres to facilitate addition of 2 duplex dwellings. Madeline and Mark Roberts applicants:** The Board reviewed the preliminary application and site plan as presented by Mr. Roberts. It was requested of Mr. Roberts to make several amendments to the preliminary plan; obtain documentation of vernal pools (existing or non-existing), note the distance between the existing buildings and new buildings, as well as the distance between the two new buildings. Mr. Roberts will present a new preliminary site plan at a future meeting.
- 2. Preliminary Site Plan – 28 Ruby Lane (Map 009-Lot 087-C). Site Plan for construction of self-storage facility. D&H Construction/Dan Grover applicant:** The Board reviewed the preliminary plans presented to them by Mr. Grover. Mr. Morin stated that he received the digital file prior to the meeting tonight and it is acceptable. Mr. Grover does intend to place a sign at this location which needs to be indicated on the final plan along with its location on the property and size of the sign. Mr. Hydek made a motion to approve the preliminary site plan not to include outside storage. Mr. Taylor seconded. At this time the resident who lives next to this location voiced his concern with how the self-storage facility will impact his own property valuation as well as concern regarding the noise that will likely occur during use. He is also concerned the view will be unappealing. After much discussion, it was agreed upon by all parties involved that Mr. Grover will erect an 8' non-transparent fence which is to be shown on the final site plan. Vote to approve was unanimous.
- 3. Preliminary Subdivision Plan – 233 River Rd. (Map 008-Lot 034). Seven lot subdivision. Kevin Martin for Pamela Baxter, applicant:** Mr. Martin began discussion of the changes he has made to the preliminary plan while the Board reviewed. He indicated that soil testing showed Lot #1 as not having suitable soil for developing. He also received a recommendation from D.O.T. as recommended by the Board at a prior meeting regarding a traffic study. The determination from this study was that the north side of the entrance to Deer Run Dr. should be widened. This would result in cutting into land owned by Don Bouchard. Mr. Martin will contact Mr. Bouchard to discuss and propose him giving this strip to the Town in order to widen the entrance. Discussion also occurred among Mr. Martin and several neighboring residents who wished to obtain information regarding his plan for the subdivision. Concern was that certain types of dwellings could impair the integrity of the existing subdivision on Deer Run Dr. Mr. Martin assured the neighbors that he wishes to maintain a near mirror-image of the Deer Run Dr. Estates. After much discussion, the Board requested several minor amendments to be made to the preliminary plan. Mr. Martin will make the amendments and present to the Board at the March meeting. After approval of the preliminary plan, a site visit will be scheduled and the final plan to be submitted at a later date.

The Board voted unanimously to adjourn at 9:30 PM.

Respectfully Submitted,
Susan L. Carson, Town Clerk


Chairman


Date