

**Town of Orrington
Planning Board Meeting Minutes
May 30, 2018**

Call meeting to Order: The meeting was called to order at 7:00 PM by Chairman, J. Louis Morin. Board members also present: Richard Judd, Chuck Hydek, Mark Buongiorno, Steve Taylor. Also present: CEO, Dan Wellington; Town Clerk, Susan Carson; 16 citizens present.

Approve minutes of the April 14 and April 19, 2018 meetings: Mr. Hydek moved to approve the minutes of April 14th. Mr. Buongiorno seconded. Vote to approve the minutes as presented was unanimous by all Board members present. Mr. Hydek moved to approve the minutes of April 19th. Mr. Judd seconded. Vote to approve the minutes as presented was unanimous by all Board members present.

Public Comments: None.

Old Business:

Preliminary Plan for River Rd. (Map 008-052) Redevelopment of the corner of Snows Corner and River Rd. for car wash and laundromat. Guy and Kathryn Bouchard applicant. The Bouchard's Engineer, Jim Kiser, presented the preliminary plan with revisions as requested at the last meeting. D.O.T. has indicated that a traffic study will not be required. The Board reviewed the preliminary site plan checklist. Mr. Buongiorno moved to approve the preliminary plan as presented. Mr. Taylor seconded. Abutting property owner, Gifford Swanson approached the Board with his concern that there are not enough trees to be used as a buffer shown on the preliminary, and the type of trees proposed are not tall enough to comply with the LUO. Discussion occurred regarding various species of trees that could be used. It was agreed upon that a mixture of Norway Spruce and White Pine trees would be used for the buffer. The Board agreed to approve the preliminary plan to include spruce trees to be placed along the southwest border along Mr. Swanson's property. This amendment will need to be added as an attachment to the final site plan prior to the issuance of a building permit. Vote to approve the preliminary plan with these conditions was unanimous by all Board members present.

If the Preliminary is approved, the Applicant is prepared to present a FINAL PLAN for the Board's approval. The final plan was presented to the Board at this time. Mr. Morin asked for confirmation that the outside lighting will be downward facing, and in the 3000 kelvin brightness range. Mr. Kiser confirmed. There will be outside security lighting that will dim after operating hours. Mr. Hydek moved to approve the final site plan, subject to 4 staggered spruce trees being planted along the southwest border of the parcel. Mr. Buongiorno seconded. Vote to approve the final plan was unanimous by all Board members present.

New Business:

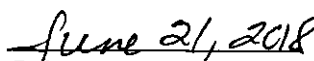
- 1. Amending the site/subdivision plan for North Orrington Meadows Phase 1 to add a second SF Home (2 SF replacing a previously approved duplex). (Map 009, Lot 039-B). P&L Developers applicant:** Larry Pelletier would like to add a single family home to replace plans for a duplex which was previously approved by the Board. After discussion between the Board and Mr. Pelletier, this item will be placed on a future agenda for review/approval.
- 2. Informal presentation by the Campbell Family Trust-Proposed site plan/subdivision for 5 two family rental structures on Map 008, Lot 014-B:** Mr. Campbell presented his conceptual plan for a subdivision on River Rd. The plan would be for 5 two family rental units. The Board reviewed the LUO in reference to duplexes in the R zone. Ideas/suggestions were given to Mr. Campbell by the Board. After discussion, this item will be placed on a future agenda for review/approval.
- 3. Request for a waiver from site plan to tenant former Dysart's location, 88 River Rd. (009-039-D). Applicant-LAV's Auto:** Frank Lavigure requested this waiver from the Board due to there being no change in use from the previous business that was at this location, utilizing the existing gas pumps but not opening a convenience store. The existing sign frame will be used. Much discussion occurred between Mr. Lavigure and the Board regarding signage. Mr. Buongiorno made a motion to grant the requested waiver based on the information presented, and to allow the CEO to issue a certificate of occupancy. Mr. Hydek seconded. Vote to approve was unanimous by all Board members present.

The Board voted unanimously to adjourn at 8:55 PM.

Respectfully Submitted,

Susan L. Carson, Town Clerk


Chairman


Date