

**Town Of Orrington  
Planning Board Meeting Minutes  
February 22, 2024**

Call meeting to Order:

The meeting was called to order at 4:31 pm by Chairman J. Louis Morin. Board members also present were: Dr. Richard Judd, Mr. Steve Taylor, and Secretary Marc Abplanalp Sr. Mr. Larry Geaghan was excused. Also present were; The Orrington Code Enforcement Officer Mr. Dean Bennett Select Board Member Allen Elkin, and Town Manager Chris Bachman. There was one member of the public present.

Approve minutes of the January 18, 2024, meeting:

The motion was made by Dr. Judd and seconded by Mr. Taylor to approve the minutes as presented.

The vote to approve the motion was unanimous by all voting members.

Public Comments:

None.

Old Business:

None.

New Business:

1. Discussion on potential Land Use Amendment.

There was some discussion on the Town's purchase of a lot adjacent to the Perc facility. The town would like to change the district for that lot from Rural to Industrial as it is a better fit for this lot and the properties around it. This change would correct the Norlean's property to a conforming use. Norlean's is currently operating on a variance to the Rural District. This change will have a public hearing and be voted on by the Town in June. We will address and finalize this issue at the next meeting.

2. High tunnel agricultural discussion. We will put a footnote in the Definitions section of the Land Use Ordinance.

The motion was made and seconded to accept The COE's definition of a non-taxable agricultural greenhouse and to put footnotes in the land use ordinance in the Residential, Residential/Farming and Commercial districts. With some discussion the vote to approve the motion was unanimous.

3. Discussion for creating a Residential Solar Decommissioning Formula.

There was discussion to add a per panel fee schedule to be used to come up with a structured method of calculating a more standardized decommissioning plan and fee structure at our next meeting.

4. Discussion on the Maine Law LD-2003, regarding Affordable Housing Amendments to our Lan Use Ordinance which goes into effect on July 1 2024.

There was much discussion on the effect of the new Maine Law and the changes required

in our local land use ordinances. There was additional conversations on how our ordinance will need to be changed to comply with this law. The Board will hold a workshop on March 6<sup>th</sup> at 4pm to make changes to our ordinance which will bring our ordinance into compliance. Once we have made the required changes to our ordinance we will have to present it to the Town and have it voted on at the Town Meeting.

Board Comments:

There are two openings for the Planning Board.

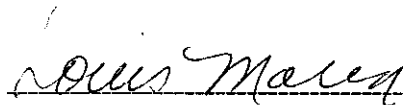
Adjourn:

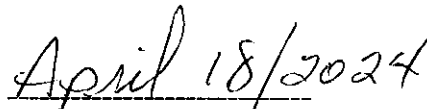
The motion to adjourn was made by Mr. Taylor and seconded by Mr. Abplanalp.

The vote to approve the motion was unanimous by all voting members.

The meeting was closed at 6:10 PM by Chairman Morin.

Respectfully Submitted,  
Marc A. Abplanalp Sr.  
Secretary Orrington Planning Board

  
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Chairman

  
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Date