

Poland Zoning Board of Appeals
July 14, 2014 – 7:00 pm
Town Office Conference Room

MINUTES

CALL TO ORDER

Chairman Richard Carlson called the meeting to order at 7:01 pm with members Joseph Radziszewski, Mark Hyland, Holly Bubier, and Erland Torrey present.

BOARD REORGANIZATION

Chairman

- Member Erland Torrey nominates Mark Hyland as Chairman, seconded by Member Joseph Radziszewski. Member Mark Hyland would rather see Member Richard Carlson continue his role as chair for another year. The nomination is withdrawn by Member Erland Torrey.
- Member Joseph Radziszewski nominates Richard Carlson as chairman, seconded by Member Mark Hyland. No discussion.

Vote: YES – 5 NO – 0

Vice Chairman

- Member Mark Hyland nominates Joseph Radziszewski as Vice Chairman, seconded by Member Erland Torrey. No discussion.

Vote: YES – 4 NO – 0 ABSTAINED – 1

Secretary

- Vice Chairman Joseph Radziszewski nominates Holly Bubier as Secretary, seconded by Member Mark Hyland. No discussion.

Vote: YES – 4 NO – 0 ABSTAINED - 1

MINUTES

March 31, 2014

- Vice Chairman Joseph Radziszewski makes a motion to accept the minutes for March 31, 2014 as written, seconded by Member Holly Bubier. No discussion.

Vote: YES – 3 NO – 0 ASBTAINED – 2

June 26, 2014

- Member Mark Hyland makes a motion to accept the minutes for June 26, 2014 as written, seconded by Member Holly Bubier. No discussion.

Vote: YES – 3 NO – 0 ABSTAINED - 2

APPEALS

Jeffrey Coolidge, Administrative Appeal – Map 14, Lot 15C

- **Appellant Jeffrey Coolidge and Code Enforcement Officer Nick Adams are both present, as well as Town Manager Bradley Plante.**
- **Appellant:** Mr. Coolidge was issued a “Stop Work Order” by the Code Enforcement Officer on June 19, 2014 for a wooden structure being constructed on his lot. The stop work order was issued by the Code Enforcement Officer because there was no permit on file for the said construction. According to Mr. Coolidge he was in fact issued a building permit for the construction on April 28, 2008 and then it was revoked illegally forty-five (45) days later.
 - Chairman Richard Carlson asks to see a copy of the building permit and Mr. Coolidge refuses. It is his belief that it is the Code Enforcement Officers job to supply the board with the appropriate information. CEO Nick Adams does provide the board with a copy of the permit.
 - Member Mark Hyland asks the Appellant if he submitted the deed information they were provided.
 - Mr. Coolidge informs him that he did not supply the board with any information, and that it is the Code Enforcement Officers job to do so.
 - Member Mark Hyland reminds Mr. Coolidge that he is in fact appealing the decision of the Code Enforcement Officer and that it is his duty as the Appellant to provide the board with any necessary information making his case.
- Mr. Coolidge applied for a building permit to build a twenty-five foot (25') by one hundred and fifty foot (150') storage building, used as a home occupation in the year 2000. The permit was issued and the building was constructed. A year or so later Mr. Coolidge returned and received a second permit for a second building. When he returned to get a permit for the third building he was told it would need to go to the Planning Board, and the trouble for him began then.
 - Member Mark Hyland asks if the building the stop work order was issued for is this third building, and Mr. Coolidge confirms that it is.
 - Chairman Richard Carlson reads the project description from the 2008 building permit, and it says it was for a twenty-five (25') by one hundred and sixty foot (160') one story steel framed barn for personal use only.
 - Member Mark Hyland asks if it was his intention to convert it from personal use to a business use in the future and according to Mr. Coolidge that was the plan.
- The board does not feel that they have enough information and they would like to give the Appellant Mr. Coolidge two weeks to provide additional information for his appeal.
- **Vice Chairman Joseph Radziszewski makes a motion to table Jeffrey Coolidge's Administrative Appeal – Map 14, Lot 15C until July 28, 2014 at 7:00 pm, seconded by Member Mark Hyland.** Mr. Coolidge asks what they need specifically. The board requests any information he can provide to help his appeal.

Vote: YES – 5 NO – 0

OTHER BUSINESS

None

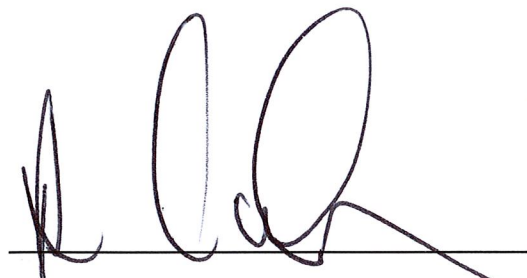
ADJOURNMENT

Member Mark Hyland makes a motion to adjourn at 7:44 pm, seconded by Vice Chairman Joseph Radziszewski. No discussion.

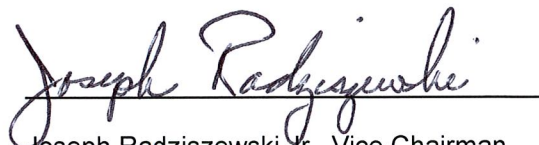
Vote: YES – 5 NO – 0

By: Alex Sirois

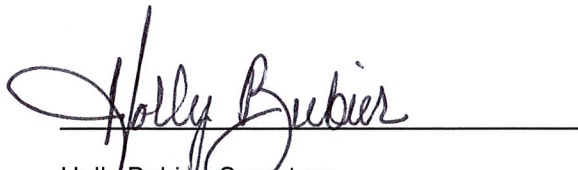
Date Approved:
Board of Appeals



Richard Carlson, Chairman



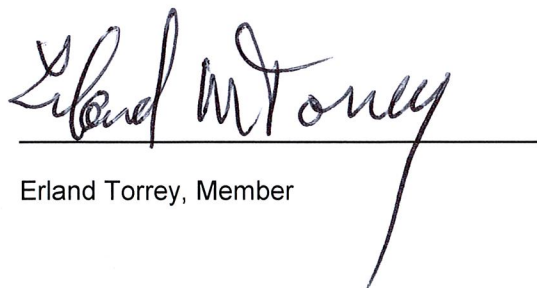
Joseph Radziszewski Jr., Vice Chairman



Holly Bubier, Secretary



Mark Hyland, Member



Erland Torrey, Member