

**Poland Planning Board Meeting
December 10, 2013 – 7:00 pm
Town Office Conference Room**



MINUTES

CALL TO ORDER

Chairman George Greenwood called the meeting to order at 7:01 pm with members William Foster, James Porter, William Willett, and Dawn Dyer present.

MINUTES

November 26, 2013

- Vice Chairman William Foster makes a motion to accept the minutes for November 26, 2013 as presented, seconded by Member James Porter. No discussion.

Vote: YES – 4 NO – 0

COMMUNICATIONS

Copy of Planning Board Letter to MB Bark

OLD BUSINESS

McLand LLC, Poland Mobile Home Park Expansion Sketch Plan – Map 15, Lot 14

- Tom Dubois of Main Land Development Consultants is before the board representing McLand LLC, Poland Mobile Home Park Expansion Sketch Plan. At the November 26th meeting the board tabled the Sketch Plan application and requested a few changes to the proposed plan. McLand is now before the board with a plan which they feel meets the board's requests. The new plan shows the main entrance being built to the town's secondary road standards, connecting with Evergreen Drive and Walnut Street. An extension of the fire hydrant to the interior of the park is also shown.
- On the new plan all of the proposed septic systems have been removed from the buffer.
- CEO Nick Adams spoke with RSU 16 this morning. Poland Community School and Whittier Middle school are currently at max capacity. Fire, Police, and Recreation all have the same safety concerns as the board.
- Chairman George Greenwood asks if the proposed hydrant location was agreed on by the Fire Chief.
 - According to the Fire Chief the proposed location will be sufficient.
- McLand LLC has purchased an adjacent lot at the entrance to the park. The lot currently has a structure on it.
 - Vice Chairman William Foster asks if they would now have enough land to create a second entrance.
 - Agent Tom Dubois does not believe they would meet set back requirements between two entrances. Also he does not believe DOT would permit it. On an

environmental standpoint it would require a second crossing of a fairly significant stream.

- Member James Porter suggests creating a road that is the width of two roads.
 - Fire Chief Mark Bosse believes that as long as the park enforces no street parking, the fire department will have no issues getting in and out.
 - The applicant states that all of the existing units have off street parking, and all of the proposed would as well.
 - Member James Porter asks the Fire Chief if he would like to see any changes made to the existing service road.
 - A “cross” that includes the entrance to the service road, as opposed to the proposed hammer head would help.
- Vice Chairman William Foster makes a motion to accept the checklist for McLand LLC, Poland Mobile Home Park Expansion Sketch Plan as complete, seconded by member William Willett. Member James Porter notes that currently the park has 38.24 feet of road frontage and the plans show an entrance larger than 38.24’. They will be transferring land from the abutting parcel in order to create the space for the new entrance.

Vote: YES – 5 NO – 0
- Member James Porter makes a motion to accept the Sketch Plan Application for McLand LLC, Poland Mobile Home Park Expansion, Map 15 – Lot 14 with the conditions that the road from Route 11 to Walnut street to be as wide as possible, the hydrant location be set by the fire chief, there will be no on street parking, and the entrance to the service road will be as wide as the main road. There is no second. Discussion:
 - Member Dawn Dyer does not agree with the motion.
 - Vice Chairman William Foster understands the state laws that help promote affordable housing, however he does not believe those laws should put public safety in jeopardy. He believes the current plan puts public safety in danger and would like to see a second entrance to the park.
 - Chairman George Greenwood asks the applicant if all other means of acquiring property have been exhausted.
 - McLand LLC. informs the board that there are no financially reasonable alternatives.
 - Member James Porter asks CEO Nick Adams if section 807 of the Comprehensive Land Use Code applies to this application and it is Mr. Adams opinion that it does. It is the applicant’s opinion that it does not.
 - Member James Porter makes a motion to rescind his original motion.
- Vice Chairman William Foster makes a motion to table the Sketch Plan Application for McLand LLC, Poland Mobile Home Park Expansion, Map 15- Lot 14 until a second entrance to the park is shown on the plan due to concern for public safety, seconded by member Dawn Dyer. No discussion.

Vote: YES – 3 NO – 2

NEW BUSINESS

Autumn Inc, Wedgewood Circle/Autumn Drive Subdivision Town Road Acceptance – Map 6, Lot 48

- Brian Merrill of Autumn Inc, developer of the Wedgewood Estates Cluster Subdivision is before the board for an informational regarding the Acceptance of Wedgewood Circle and Autumn Drive as town roads.
 - Chairman George Greenwood informs the rest of the board that he has a close working relationship with Brian Merrill and has sold some of the homes in the subdivision. The board members do not believe that there is a conflict of interest and there is no need to recuse himself from the conversation.
- The roads have been completed and Stantec has done a final inspection.
- Wedgewood Estates was granted waivers by the Planning Board in 2006, however they were documented incorrectly; they should have been on the plan and signed.
- Waivers were granted on the requirement of sidewalks, grading, and road width.
- In order for a road to be accepted as a town road, as built drawings must be submitted.
 - Brian Merrill asks if the Planning Board would be able to waive this requirement and according to CEO Nick Adams the Board of Selectmen would be the only ones who could waive it. According to the Town's attorney as built drawings are absolutely required in order for the road to be accepted by the town.
- The developer or association would be required to bring the subdivision before the planning board for an amendment to add the waivers to the plan.
- There is a cistern on the property; CEO Nick Adams asks if the Home Owners Association is going to be responsible for that.
 - According to Brian Merrill the previous Fire Chief said the town would maintain it if it passed their test.
 - Chief Mark Bosse needs to do a little more research on the cistern before he can make a decision.
 - CEO Nick Adams asks if the cistern is in the right of way or if it is in association open space. If the cistern is in the open space it would need to be maintained by the association.

RECOGNITION OF VISITORS

None

OTHER BUSINESS

None

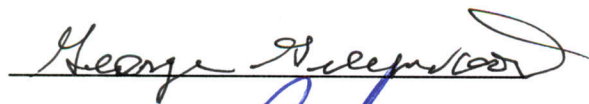
ADJOURNMENT

Vice Chairman William Foster makes a motion to adjourn at 9:15 pm, seconded by Member James Porter. No discussion.

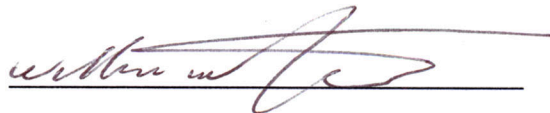
Vote: YES – 5 NO – 0

Recorded by Alex Sirois¹

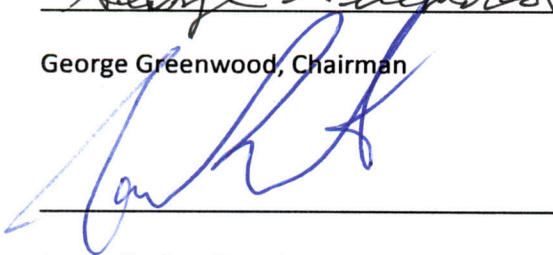
Date Approved: 12-19-13
Poland Planning Board



George Greenwood, Chairman



William Foster, Vice Chairman



James Porter, Secretary



William Willett, Member

Dawn Dyer, Member

¹ NOTE: THESE MINUTES ARE NOT VERBATIM; THEY ARE ONLY A SUMMARY OF THE BUSINESS THAT TOOK PLACE. FOR MORE DETAILED INFORMATION THE TOWN OFFICE HAS VIDEO AND ANY DOCUMENTATION SUBMITTED TO THE PLANNING BOARD REGARDING THIS MEETING.