

**Poland Planning Board Meeting
March 26th 2013
6:15 pm Site Walk - Map 31 Lot 25
7:00 pm - Town Office Conference Room**

MINUTES

CALL TO ORDER

Chairman Carl Duchette called the meeting to order at 7:00 pm. Members present are Alternate Dawn Dyer, Alternate William Foster, Member William Willett, Chairman Carl Duchette, and Member Jim Porter. Vice Chair George Greenwood is absent with notification. Alternate Dawn Dyer is a voting member this evening.

ORGANIZATION OF THE BOARD

Chairman Carl Duchette would like to mention William Foster is now a permanent voting member.

MINUTES

March 12th 2013

- Member William Willett makes a motion to approve the minutes for March 12th 2013 as presented, seconded by Member Jim Porter. No Discussion.

Vote: YES – 4 NO - 0

COMMUNICATIONS

None.

OLD BUSINESS

John and Martha McInnis - Formal Shoreland Zoning Application Map 31 Lot 25

- Tom Dubois of Maine Land Development Consultants is representing John and Martha McInnis.
- At the previous meeting the board had concerns about the new building being too close to the westerly property line. Representative Tom Dubois informs the board that they have increased the side set back to four feet from the abutting property line. They did this by moving the building closer to the front property line, which positions the house at the right of way line, but still twenty feet from the edge of pavement.
- Member William Willett asks why they have chosen to build a larger building instead of just moving the existing building back.
 - Tom Dubois points out that the existing structure is one of the oldest on the pond and it is more practical for the owner to rebuild instead of repair. Ordinance allows a building footprint of 1000 square feet when fifty feet or further from the water.
 - Member William Willet asks CEO Nick Adams if this is correct, and he confirms that it is however the building must be moved back to the greatest practical extent and then a decision can be made on whether or not there is room to expand.
- Member Jim Porter asks what the walking path will be made of.

- Tom Dubois informs him that it will be made of bark mulch or something similar.
 - The shed on the property will be removed across the street, and will require a permit.
 - Member William Foster shows concern about the trees. He believes that if some are removed and others are kept, it will cause additional problems.
 - Chairman Carl Duchette says that it has never been practical to approve the removal of this many trees.
 - Tom Dubois points out that the board should consider that the surface of the site is currently comprised of hard packed pine needles. The canopy is so large and dense that there is very little ground vegetation. If some are removed and ground shrubbery and small trees are planted, it will actually make the site more stable. The new planting plan will create an understory and an over story.
 - Chairman Carl Duchette asks CEO Nick Adams if he believes the site is unstable.
 - Nick is aware of some erosion issues on the site, but he believes it is due to the road.
 - Member William Willett asks if they would consider reducing the porch size in order to save "tree 21."
 - Tom Dubois doesn't believe they will be able to remove the existing home and save that tree.
 - CEO Nick Adams reminds them that the ordinance states that all trees removed during the relocation of a structure must be replaced with one native tree.
 - The stone at the boat ramp will need to be removed.
 - Water currently comes from the lake; however they plan to put in a well.
 - Member William Foster makes a motion that the check list is complete, seconded by Member Jim Porter. No Discussion.
- Vote: YES – 5 NO - 0
- Chairman Carl Duchette asks if they would be open to removing the front porch.
 - Tom Dubois suggests possibly sliding the porch towards the Morin property.
 - CEO Nick Adams informs the board that if trees are saved closer to the house they will most likely die once the house is built and need to be removed anyways.
 - Member William Foster questions if the proposed building could be made smaller.
 - Chairman Carl Duchette suggests getting a third party review.
 - The board agrees to keep as many trees as possible, moving the porch towards the west.
 - Jim Porter makes a motion to approve the application with the revised site plan so that the front porch is moved towards the west, the structure meets height requirement ordinances, and Androscoggin Soil and Water do an erosion control plan. Seconded by Member William Foster.
 - Member Dawn Dyer asks if the vegetation plan has been approved.
 - Chairman Carl Duchette informs her that it a part of the application and approval is pending.
- Vote: YES – 4 NO - 1

NEW BUSINESS

Old Castle – Site Review Map 2 Lot 4

- Melissa Kiefer is representing Old Castle. They are seeking approval for their noise berms.
 - Chairman Carl Duchette asks CEO Nick Adams if he has reviewed their sound study, and if he feels they are in compliance.
 - Nick Adams believes they are in compliance, and the berms are doing what they are supposed to. Carl agrees.
 - Chairman Carl Duchette asks if any of the sound testing equipment was put on property other than the Old Castle site.
 - Melissa informs him that there were testing points outside of the Old Castle property line.
 - All of the levels are under state and town requirements.
 - Gina Karkos, an abutter, is concerned that the sound studies were down at a time when they weren't working at their highest levels.
 - Chairman Carl Duchette states that the study was supposed to be done when they were at their highest production levels.
 - Representative Melissa Kiefer confirms that all of the major equipment was in operation at the time.
 - Gina Karkos disagrees, and believes that the sound levels were quieter at the time of the sound study.
 - Jim McKay, former plant manager, notes that Mike Parker from DEP has done many surprise inspections, and has had no problems. Jim also points out that he is a neighbor as well, and he believes that in the last ten years the sound levels have actually improved.
 - Chairman Carl Duchette believes that they have done what the board asked them to do, and it shows that they are in compliance.
 - The previously submitted application was completed, it was tabled, and a sound study was required.
 - Member Jim Porter makes a motion to accept the application for the noise berms, with recommendation from Bodwell Acoustics stating they are in compliance. Seconded by Member William Foster. No discussion.
- Vote: 5 – YES 0 – NO

Jeffrey Morrison – Gravel Pit Registration Map 4 Lot 7

- Jeffrey Morrison is in front of the board for a five year review.
 - Chairman Carl Duchette asks if there have been any complaints filed against the mine.
 - CEO Nick Adams has not heard any complaints since he has worked for the town, there was only one in the file but it was not within the last five years. Nick is planning to go check out the mine once the snow is gone.
 - Member William Foster makes a motion to extend the mining permit for map 4 lot 7. Seconded by Member William Willett. No Discussion.
- Vote: 5 – YES 0 – NO

Peter Ferland – Informational Map 12 Lot 23.

- Peter Ferland is not present, so CEO Nick Adams will give the board some background information about the project.
- Peter Ferland's father Dennis Ferland has purchased map 12 lot 23, and they would like to put a campground in. However it is not allowed in either of the lots two zones. Peter is considering coming in front of the board asking for a zone change or use change.
 - Chairman Carl Duchette says a use change would probably be possible but a zone change wouldn't.
- It is currently being used as farmland.

RECOGNITION OF VISITORS NOT ON THE AGENDA

None.

OTHER BUSINESS

CEO Nick Adams met with AVCOG last week. They are the agent for the Lewiston Auburn Railroad Company. They are planning to rebuild track on an old railroad bed in town. They were compliant, until Nick received a letter from an engineer stating that they are exempt from state and local permits because it is a state funded, federal project.

- Jen Williams, from AVCOG would be willing to come in front of the board.
- Chairman Carl Duchette asks if there is money to get an opinion from the town attorney.
 - CEO Nick Adams confirms that there is.
 - The Planning Board thinks that this is a good decision.

ADJOURNMENT

Member Jim Porter makes a motion to adjourn at 8:15 pm, seconded by Member William Willett. No Discussion.

Vote: 5 – YES 0 – NO

Recorded by Alex Sirois

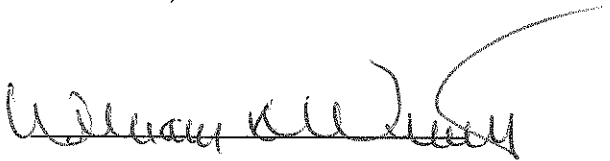
Date Approved:
PLANNING BOARD

A handwritten signature in black ink, appearing to read 'Carl Duchette', written over a horizontal line.

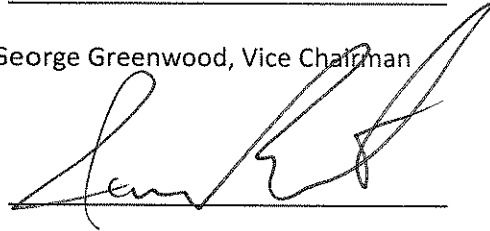
Carl Duchette, Chairman

ABSENT WITH NOTIFICATION

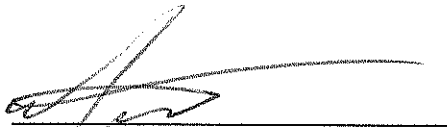
George Greenwood, Vice Chairman

A handwritten signature in black ink, appearing to read 'William Willett', written over a horizontal line.

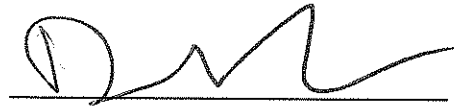
William Willett

A handwritten signature in black ink, appearing to read 'James Porter', written over a horizontal line.

James Porter

A handwritten signature in black ink, appearing to read 'William Foster', written over a horizontal line.

William Foster

A handwritten signature in black ink, appearing to read 'Dawn Dyer', written over a horizontal line.

Dawn Dyer, Alternate