

**Poland Planning Board**  
**January 22<sup>nd</sup>, 2013 – 7:00 PM**

**Minutes**

**CALL TO ORDER**

Chairman Carl Duchette called the meeting to order at 7:00 pm with Planning Board Members Dawn Dyer, William Foster, George Greenwood, Carl Duchette, and Jim Porter present. Alternate William Foster and Alternate Dawn Dyer will be voting members. Member William Willett arrived late.

**MINUTES**

None.

**COMMUNICATIONS**

- Bob Brown Resignation Letter  
The Board thanks Bob Brown for his many years of service.
- Old Castle Lawn and Garden Sound Study
  - Chairman Carl Duchette believes they are in compliance.
  - CEO Nick Adams informs the board that Old Castle will need to come back before the board with an amended site plan.
- FEMA Final Flood Elevation Determination
  - Member George Greenwood asks if it needs to be adopted at the town meeting.
  - CEO Nick Adams says it needs to be adopted at the town meeting or a special town meeting, by July 8<sup>th</sup> 2013 or the town will lose all federal grants.
- State of Maine Department of Agriculture, Conservation, and Forestry Updated Floodplain Ordinance Requirements.

**OLD BUSINESS**

None.

**NEW BUSINESS**

- Zhen Bun Huang Informational – Map 11 Lot 34A
  - Wayne Wood is representing Zen Bun Huang on a zoning change proposal for Poland Corner Road.
  - The owner talked to CEO Nick Adams about what they could do with the lot. Since they are in Farm and Forest they are limited to 5 acre minimum lot sizes. They would like to convert their lot to Rural Residential 3 to make use of the smaller lot size (80,000 sq. ft.).
  - Chairman Carl Duchette reminds everyone if the board decides to advance the change, it will go to the town meeting to be voted on.
  - Member James Porter asks the representative what the lot size is, and Wayne Wood responds by saying they haven't completed the survey yet, but he believes it is roughly

nineteen or twenty acres. Member James Porter reminds him that the ordinance states wetlands don't count in lot size.

- Chairman Carl Duchette says they typically have not supported these changes in the past.
- Member George Greenwood questions if a change like this would comply with the comprehensive plan.
- The Planning Board members don't support making the change; however they would agree to send it forward to the selectmen for the town meeting warrant.

#### **RECOGNITION OF VISITORS NOT ON THE AGENDA**

None.

#### **OTHER BUSINESS**

- **CLUC Amendments and Zoning Map Changes**
  - CEO Nick Adams asks the board what their thoughts are on changing resource protection zones.
  - Chairman Carl Duchette says the towns people have always been big on protecting the water and he doesn't think it would be a good idea to reduce the standards
  - Member James Porter thinks anything in resource protection that could be stream protection, should be changed.
  - Chairman Carl Duchette suggests being more strict with inlets and less with outlets. Member George Greenwood thinks that makes sense.
  - CEO Nick Adams suggests changing things from Resource Protection to Stream Protection but keeping the same buffer. The Planning Board favors this suggestion.
  - CEO Nick Adams intends to rewrite chapter seven of the CLUC.
  - There is talk of requiring a survey before a building permit is granted for a split lot. Chairman Carl Duchette doesn't support it, and thinks it will not pass the vote. CEO Nick Adams reminds the board that not requiring a survey has resulted in many houses in wrong locations. Many neighboring towns are already requiring it.
  - Member Dawn Dyer recommends the requirement of a survey opinion as a less expensive alternative.

#### **ADJOURNMENT**

Member James Porter makes a motion to adjourn, seconded by Member George Greenwood.

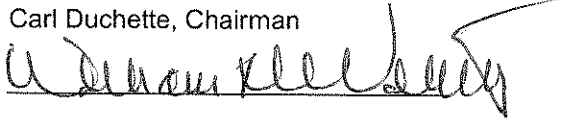
VOTE 5 – YES 0 – NO

Recorded By Alex Sirois

PLANNING BOARD



Carl Duchette, Chairman



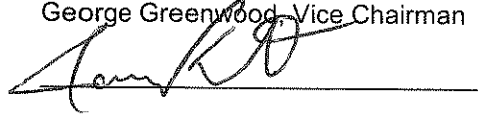
Bill Willett



Dawn Dyer, Alternate



George Greenwood, Vice Chairman



Jim Porter



William Foster, Alternate