

**Poland Planning Board Meeting  
October 8, 2013 – 7:00 pm  
Poland Town Office Conference Room**



**MINUTES**

**CALL TO ORDER**

Chairman George Greenwood called the meeting to order at 7:00 pm with members William Foster, James Porter, and Dawn Dyer present. Member William Willett was absent with notification.

**MINUTES**

August 27, 2013

- Vice Chairman William Foster makes a motion to accept the minutes for August 27, 2013 as presented, seconded by Member James Porter. No discussion.

Vote:                YES – 4                NO – 0

**COMMUNICATIONS**

Copy of Planning Board Letter to Brian Merrill  
Carl Duchette Resignation Letter  
Planning Board Letter to Carl Duchette  
Copy of Planning Board Letter to Linda Ellsworth  
Letter from Maine Land Development Consultants

**OLD BUSINESS**

None

**NEW BUSINESS**

Poland Place Major Subdivision Amendment – Map 15, Lot 35

- Jerry Bowes, of Bowes Development LLC is the applicant bringing the major subdivision amendment before the board.
- Chairman George Greenwood discloses that he has done business with the applicant Jerry Bowes. Neither Jerry, nor the board finds this to be a problem and it is not necessary for him to recuse himself from the discussion.
- Jerry informs the board that all fourteen homes have been completed and sold. The original plan showed a gazebo in the common area. A number of the residents have expressed that they would rather a generator for the pump house to go in, instead of the gazebo. All of the water for the fourteen homes is distributed by this pump house. When the power goes out the residents are unable to use the water since the pump is dependent on CMP power. Most of the residents have backup generators already installed; however that does not service the pump house. Bowes Development is proposing to amend the original plan, replacing the gazebo with a 14 kilowatt generator in a different location. All of the fourteen residents have signed a document stating that they would rather see a generator installed.

- Resident John Simonson believes the signatures of nine months or more are outdated. He also believes the gazebo would cost much more than the generator, so he would like to see the money saved by adding the generator added to the association fund.
  - Applicant Jerry Bowes points out that the original site plan did not show any specification for the gazebo, only a location. He believes that Bowes Development has the means to build a gazebo for much less than it would cost for him to purchase a generator.
    - Resident Carol Stillman makes the point that the costs of having to stay in a hotel each time the power goes out would greatly outweigh the cost of the gazebo over time.
- Resident John Simonson wonders why the gazebo was on the original site plan, but when he went to the county deed registry their plans do not show the gazebo.
  - Applicant Jerry Bowes informs him that the drawings Mr. Simonson is speaking of are actually as built drawings showing what is currently on the parcel, not what is going to be on the parcel. Simply put, the gazebo is not on those drawings because it does not exist on the parcel.
- Vice Chairman William Foster is curious who will be responsible for maintenance of the generator if it is installed.
  - The association will be taking over the responsibility of maintaining the unit. Flanders Electric, which will be installing the generator, will service it for two years.
- Also being proposed is a parking space for trailers and RV's. This would be in a small space near the road, and is something that has just recently been added to the plan.
  - Member James Porter asks CEO Nick Adams if a parking area would need to meet setbacks, and it would. The parking area as shown on the plans would not meet the required setbacks.
    - Jerry Bowes informs the board that a majority of the Poland Place development is not in favor of this addition to the site plan and he would like to withdraw it from the application.
      - Chairman George Greenwood asks the public if anyone would be in favor of the parking area and no one comes forward. It is removed from the application.
  - Resident John Simonson questions how Bowes Development LLC has the right to apply for this major subdivision amendment since they are no longer an owner of Poland Place.
    - Jerry Bowes informs him that since the gazebo has not been built the project is not complete and Bowes Development LLC has not been released. Also, on the application Bowes Development is listed as the applicant, and all fourteen owners are listed as the land owners.
      - CEO Nick Adams confirms that Bowes Development LLC has the right to bring the amendment before the board.

- Vice Chairman William Foster makes a motion to accept the checklist for Poland Place Major Subdivision Amendment – Map 15, Lot 35 as complete, seconded by Member James Porter. No discussion.

Vote: YES – 4 NO – 0

- Vice Chairman William Foster makes a motion to accept the Poland Place Major Subdivision Amendment – Map 15, Lot 35 to remove the installation of a gazebo and walking paths from the plan, and instead install a backup generator to be installed by a qualified electrician with necessary permits. The Owners Association will be responsible for maintenance of the generator. Motion seconded by Member James Porter. No discussion.

Vote: YES – 4 NO – 0

### **OTHER BUSINESS**

#### **Schedule CLUC Amendment Workshop**

- A work shop will be scheduled in November for CLUC amendments, possibly at one of the regular stated meetings if the agenda is light.

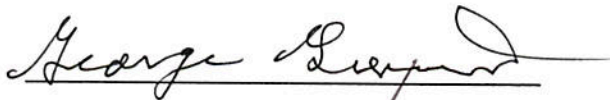
### **ADJOURNMENT**

Member James Porter motions to adjourn, seconded by Vice Chairman William Foster. No discussion.

Vote: YES – 4 NO – 0

Recorded by Alex Sirois<sup>1</sup>

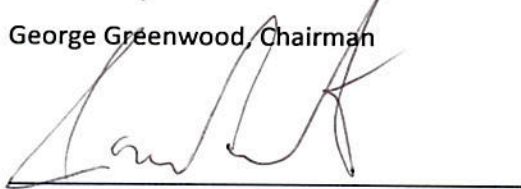
Date Approved: 11/12/2013  
Poland Planning Board



George Greenwood, Chairman




William Foster, Vice Chairman



James Porter, Secretary

Absent

William Willett, Member



Dawn Dyer, Member

<sup>1</sup> 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.