

Poland Planning Board Meeting
November 26, 2013 – 7:00 PM
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 William Willett present. Member Dawn Dyer is absent with notification.

MINUTES

November 12, 2013

- Member James Porter makes a motion to accept the minutes for November 12, 2013 as presented, seconded by Vice Chairman William Foster. No discussion.
Vote: YES – 4 NO – 0

COMMUNICATIONS

Planning Board Letter to MB Bark

Planning Board Letter to McLand LLC

OLD BUSINESS

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

- McLand LLC and agent Main Land Development Consultants were unable to attend the meeting due to a scheduling error. They will be at the December 10th meeting.

NEW BUSINESS

MB Bark Formal Site Plan Application – Map 4, Lot 15-2

- Mark St. Germain from St. Germain Collins is with Jim Hiltner representing MB Bark. They are before the board with a Site Plan Amendment Application. The amendment includes a food composting facility, railroad spur, and minor visual site screening.
- The only change shown on the plans since the sketch plan approval is the modification to an existing parking area on site.
 - Chairman George Greenwood asks what the existing parking area is made of and what the proposed changes will be.
 - The applicant informs the board that it is an existing gravel parking area for the storage of large utility poles. The plan will essentially just change the footprint of the parking area.
- Vice Chairman William Foster questions if any DEP regular testing or inspection is required for a food composting facility.
 - According to Mr. St. Germain the facility is inspected by DEP.
- Vice Chairman William Foster asks what will happen if compost material arrives and there is no space for it at the site.

- Mr. St. Germain informs the board that DEP requires a bypass arrangement to be in place to ensure excess food waste is not stored at the site. The DEP permit also has a limit on the amount of food that can be processed each month.
- Michelle Lowell, an abutter to MB Bark thinks the idea is great; however she is concerned about the smell. She is also concerned about the additional road wear to the already deteriorating railroad crossing at the Auburn end of Hardscrabble Road.
 - Jim Hiltner reminds Michelle that their compost operation in Portland has received no complaints in the last two years. They are careful to create the correct mix as well as recognize wind direction and timing, which greatly reduces odor to neighbors. Additional traffic will be very minimal.
 - Michelle is also curious what this will do to her property value.
 - The town's assessor is the only one who could properly answer that question; however it is CEO Nick Adams opinion that it will most likely stay the same due to the zoning.
- Karen Hespe, a resident of Hardscrabble Road is concerned about twenty-four (24) hour noise specifically involving the proposed railroad spur. She asks if the plan outlines hours of operation.
 - The proposed rail spur would be added for MB Bark's tenants and is not included in any of their daily operation. Hours of operation are not outlined in the site plan and most rail operation is done at the convenience of the rail company.
 - Karen is also concerned about possible pest infestation.
 - According to Jim Hiltner the Portland facility has a contract with a pest control company and that is also possible with the Poland facility.
- Rick Tibbetts, a resident of Hardscrabble Road is concerned about additional wear to the rail road crossing and would like to know what the town can do about it.
 - The crossing is located in the town of Auburn, however according to CEO Nick Adams the rail company is responsible for maintenance. He will contact them about repairing the crossing.
- Pending approval, the berms providing visual screening would be completed by the end of summer.
- Vice Chairman William Foster makes a motion to accept the checklist for MB Bark Formal Site Plan Application – Map 4, Lot 15-2 as complete, seconded by Member James Porter. No discussion.

Vote: YES – 4 NO – 0

- Vice Chairman William Foster makes a motion to accept the general review standards and basis for finding of facts for MB Bark LLC, Site Plan Amendment Application – Map 4, lot 15-2 as complete, seconded by Member James Porter. CEO Nick Adams will reach out to St. Lawrence regarding the rail maintenance.

Vote: YES – 4 NO – 0

OTHER BUSINESS

None

ADJOURNMENT

Member James Porter makes a motion to adjourn at 7:58 pm, seconded by Vice Chairman William Foster. No discussion.


Vote: YES – 4 NO – 0

Recorded by Alex Sirois¹

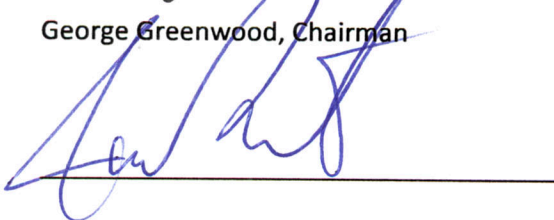
Date Approved: 12/10/13
Poland Planning Board



George Greenwood, Chairman



William Foster, Vice Chairman



James Porter, Secretary



William Willett, Member

ABSENT



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.