

**Poland Planning Board Meeting**  
**December 19, 2013 – 7:00 pm**  
**Town Office Conference Room**

**MINUTES**

**CALL TO ORDER**

Chairman George Greenwood called the meeting to order at 7:09 pm with members William Foster, James Porter, and William Willett present. Member Dawn Dyer is absent with notification.

**MINUTES**

December 10, 2013

- Vice Chairman William Foster makes a motion to accept the minutes for December 10, 2013 as presented, seconded by Member James Porter. No discussion.

Vote:                YES – 4                NO – 0

**COMMUNICATIONS**

Copy of Planning Board Letter to McLand LLC.

**OLD BUSINESS**

None

**NEW BUSINESS**

C.N. Brown Sketch Plan Application, Map 15 – Lot 18

- Tom Saucier from Site Design Associates is before the board representing C.N. Brown for their Sketch Plan Application. Kevin Moore, from C.N. Brown is present. C.N. Brown came before the board a little over a year ago and was granted approval for an expansion. Since that time they have began negotiations with the fast food company McDonalds, who is planning on building a 3400 square foot, fifty (50) seat restaurant with drive through attached to the store.
- The proposed plans show a rearranged site with a relocated fuel island.
- The three (3) entrances shown on the plan were permitted by DOT last year. One (1) of the three (3) will be a right turn in only. A three (3) curb cut waiver will be needed again.
- The traffic numbers will only increase a trip or two from the last approval.
- The project will require some permitting from DEP for wetland impact.
- The building will be designed to meet the Downtown District guidelines.
  - Vice Chairman William Foster reminds the applicant that all signage will need to be concurrent with the Town's down town standards.
    - CEO Nick Adams will be proposing some changes and updates to the sign ordinance that may help this project.
- The gas storage tanks are a non conforming use because of aquifer protection. The applicant is not proposing to expand more than fifty (50) percent.
- There will be some sort of retaining wall or fencing at the rear of the property.

- Member James Porter would like to know what the hours of operation of the drive through would be.
  - The applicant is not sure at this point and they will need to ask McDonalds.
- The board decides that a site walk is not necessary at this point.
- Vice Chairman William Foster makes a motion to accept the checklist as complete for the C.N. Brown Sketch Plan Application, Map 15 – Lot 18, seconded by Member James Porter. No discussion.  
 Vote:                YES – 4                NO – 0
- Vice Chairman William Foster makes a motion to accept the Sketch Plan Application for C.N. Brown, Map 15 – Lot 18, with the standard boiler plate, seconded by Member James Porter. No discussion.  
 Vote:                YES – 4                NO – 0

#### **RECOGNITION OF VISITORS**

None

#### **OTHER BUSINESS**

CEO Nick Adams met with sixteen (16) other Code Enforcement Officers about the State's upcoming changes to the Shoreland Zoning ordinances regarding non-conforming lots. It is still unsure if the changes will be mandatory or not.

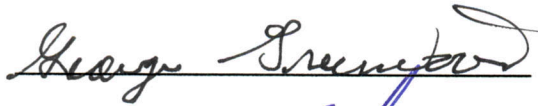
#### **ADJOURNMENT**

Member James Porter makes a motion to adjourn at 7:48, seconded by Vice Chairman William Foster. No discussion.


Vote:                YES – 4                NO – 0

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

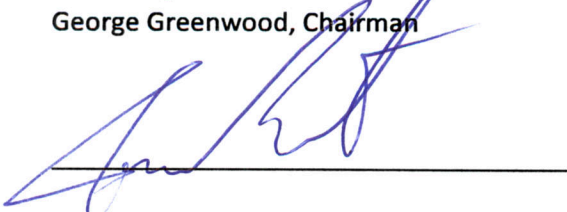
Date Approved: 1-28-14  
Poland Planning Board



George Greenwood, Chairman




William Foster, Vice Chairman



James Porter, Secretary

  
William Willett, Member

ABSENT

  
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.