

Poland Planning Board Meeting
February 12th 2013 – 7:00 PM

MINUTES

CALL TO ORDER

Chairman Carl Duchette called the meeting to order at 7:00 pm with Planning Board Members William Foster, William Willett, Carl Duchette, George Greenwood, and Jim Porter present. Alternate William Foster is a voting member this evening.

MINUTES

None.

COMMUNICATIONS

None.

OLD BUSINESS

None.

NEW BUSINESS

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

- Tom Dubois from Main-Land Development Consultants Inc. is representing John and Martha McInnis.
- The intent is to remove the existing structure and build a new one further away from the water. This will increase the side setback from 0.21' to 1'. While the new building will be about 2' from the road right of way line, it is more than 21' feet from the actual pavement. The road is not centered within the right of way line.
- Member George Greenwood is concerned that building so close to the side setback will disturb the abutter's property. He believes that setbacks exist for this very reason.
- The proposed gravel driveway will be about 200 sq. ft. smaller.
- CEO Nick Adams informs the applicant that they will not be able to use impervious material for the walk way to the water.
- Chairman Carl Duchette asks the applicant if they received a response from the abutters. The representative informs the board that the abutter Greg Morin has responded and the other, Wendy Bergeron has not.
- Tom Dubois informs the board they are planning to cut six trees, with new shrubs and trees to be planted.
- The existing septic is across the street.
- Carl Duchette suggests the Planning Board see the property prior to making a decision.
 - CEO Nick Adams reminds everyone that there can be no excavation in Shoreland Zoning from March 1st to May 1st.

- Ordinance also states the Planning Board can't do a site walk if there is more than 6" of snow.
 - Member George Greenwood makes a motion to table the application until weather allows the Planning Board to do a site walk for further evaluation, seconded by Member William Foster. No Discussion.
- Vote: 5 – YES 0 – NO

Brookdale Village – Shoreland Zoning Application – Map 4 Lot 19

- Mark Turner is representing Brookdale Village. They are planning to build an emergency road from phase two of the park to phase one. Brookdale is seeking approval for filling more than 100 yards in the Shoreland Zone.
 - Member George Greenwood makes a motion to approve the checklist for Brookdale Village Formal Shoreland Zoning Application – Map 4 Lot 19, seconded by William Willett. No Discussion.
- Vote: 5 – YES 0 – NO
- Member George Greenwood makes a motion to approve the Brookdale Village Formal Shoreland Zoning Application – Map 4 Lot 19 as presented, seconded by Member William Foster. No Discussion.
- Vote: 5 – YES 0 – NO

Serenity Mountain Ministries Informational

- A representative from Serenity Mountain Ministries could not make the meeting.
- Chairman Carl Duchette understands that this property (Summit Springs Golf Course) is currently a commercial property. Serenity Mountain Ministries would continue to use it commercially. Only the land is being sold. The portion of the property that is used as the club house is not being sold.
- The lot is in the Farm and Forest Zone, and the golf course was a Non-Conforming use. A commercial recreational use is not allowed in this zone.
- Chairman Carl Duchette does not see this happening.
 - CEO Nick Adams agrees, and says it would require a zone change.

Cliff Cobb Informational – Map 5 Lot 42B

- Cliff Cobb is proposing to take a portion of his lot out of Resource Protection and put it into Limited Residential. The property is in Resource Protection because of the grade. Mr. Cobb believes that there is a section of about an acre that is relatively flat and dry, and would be suitable for building.
 - CEO Nick Adams has walked the site and he believes it looks practical.
- Member James Porter doesn't see where the driveway would go.
 - Cliff Cobb says there is a section behind where the proposed house would go, that would be suitable.

- Chairman Carl Duchette suggests they put it before the voters if DEP approves of it. The Board Agrees.

RECOGNITION OF VISITORS NOT ON THE AGENDA

OTHER BUSINESS

CLUC Changes

- CEO Nick Adams presents the board with changes he proposes for the CLUC.

Schedule Public Hearing

- Member George Greenwood makes a motion to schedule a public hearing for the CLUC and Zoning Map Changes on February 26th 2013 at 7:00 PM, seconded by Member James Porter.
Discussion: Chairman Carl Duchette asks if the board will be meeting prior to the public hearing to discuss any new material the CEO adds.

Vote: 5 – YES 0- NO

Planning Board Member Vacancy

- Chairman Carl Duchette reminds the public that there is a vacancy on the Planning Board, and if anyone would like to apply or ask for more information they should call or stop by the town office.

ADJOURNMENT

A motion is made to adjourn at 8:37 PM.

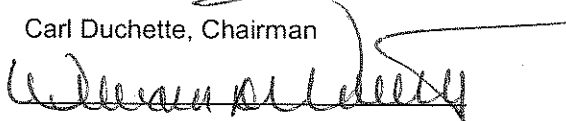
Vote: 5- Yes 0 – No

Recorded By Alex Sirois

PLANNING BOARD




Carl Duchette, Chairman



Bill Willett

ABSENT

Dawn Dyer, Alternate



George Greenwood, Vice Chairman



Jim Porter

William Foster, Alternate