

Poland Planning Board
Minutes of Meeting
February 26th, 2013

CALL TO ORDER

Vice Chairman George Greenwood called the meeting to order at 7:01 pm with Planning Board Members William Foster, William Willett, Jim Porter, and George Greenwood present. Alternate William Foster will be a voting member, Chairman Carl Duchette and Member Dawn Dyer are absent with notification.

MINUTES

None

PUBLIC HEARING

Comprehensive Land Use Code and Zoning Map Changes

- Member William Foster motioned to open the public hearing at 7:06 pm, seconded by Member Jim Porter. No Discussion.
Vote 4 – YES 0 – NO
- CEO Nick Adams informs the board of the changes presented in the public hearing materials.
- Vice Chair George Greenwood asks the public if they have any questions.
 - Michelle Arsenault is confused about the layout, and wonders why it goes from section h to j. CEO Nick Adams explains that section i. is left out because it is not being changed.
 - Michelle Arsenault questions the CLUC sound levels.
- Member James Porter questions 507.1 regarding consensus about requiring surveying.
- Member James Porter questions if sending post cards is really a good alternative to sending certified mail.
 - CEO Nick Adams says it would save everyone a significant amount of money.
 - Michelle Arsenault asks how the town will know that the post cards are received.
 - CEO Nick Adams reminds Michelle that the town is not actually responsible or required to send Certified Mail Return Receipt.
 - Member William Willett asks how the post card system would hold up in court and he requests that Code Enforcement research it further.
 - CEO Nick Adams informs him that MMA and the Town Attorney have given their approval.
- Member William Foster makes a motion to close the public hearing at 7:28 pm, seconded by Member William Willett. No Discussion.
Vote 4 – YES 0 – NO
- Member Jim Porter makes a motion to send the changes presented by the Code Officer to the Selectmen, seconded by Member William Foster. George clarifies that they are only sending the changes to the selectmen for the warrant; the Planning Board has not made their

recommendations to approve any the changes.

Vote 4 – YES 0 - NO

COMMUNICATIONS

None

OLD BUSINESS

None

NEW BUSINESS

Louis Moran – Filling Application, Map 15 Lot 1-D.

- Applicant Louis Moran is present, and he informs the board that he would like to add dirt fill to his yard. He would like to approach whoever gets the contract for the road (Maine Street) to see if he could get dirt from them.
- CEO Nick Adams estimates it will require about 5,000-10,000 yards of fill. There is no wetland so a DEP permit is not required.
- Member William Willett makes a motion to accept the application as submitted with the condition that the applicant is allowed up to 10,000 yards of fill, seconded by Member Jim Porter. Discussion: Member Jim Porter recommends the applicant approach the town about using the ditching materials for fill.

Vote 4 –YES 0 - NO

RECOGNITION OF VISITORS NOT ON THE AGENDA

None

OTHER BUSINESS

CLUC Amendments

- Board of Appeals reduction of minimum setbacks variance. CEO Nick Adams has added some conditions for reduction of setbacks for non-conforming lots outside of shoreland zoning.
- Member William Willett requests that pages numbers be added to the bottom of the CLUC pages. The Planning Board agrees.
- A draft of the back lot changes is included. Would require back lot reviewing to be done by Planning Board only, not the CEO.
 - Member Jim Porter thinks that this is not something they will change soon, but he thinks it will go into effect in the future.
- CEO Nick Adams met with Sebago Technics and Chief Bosse last week about Chapter 8, regarding sub divisions with fifteen or more lots. Nick is looking into fire protection for subdivisions.

Planning Board Member Vacancy

- Vice Chair George Greenwood asks if we have received any applications, CEO Nick Adams informs the Planning Board that he has not. If anyone is interested in applying, applications are at the town office.
- CEO Nick Adams tells the board that the Comprehensive Plan Committee also is looking for members.

ADJOURNMENT

Member Jim Porter makes a motion to adjourn at 7:49 pm, seconded by Member William Willett. No Discussion.

Vote 4 – YES 0 – NO

Recorded By Alex Sirois

PLANNING BOARD

ABSENT WITH NOTIFICATION

Carl Duchette, Chairman



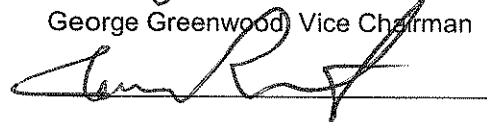
Bill Willett

ABSENT WITH NOTIFICATION

Dawn Dyer, Alternate



George Greenwood, Vice Chairman



Jim Porter

William Foster, Alternate