

**Poland Planning Board Meeting  
May 28<sup>th</sup> 2013 – 7:00 pm  
Town Office Conference Room**

**MINUTES**

**CALL TO ORDER**

Chairman Carl Duchette called the meeting to order at 7:00 pm with members George Greenwood, James Porter, William Willett, William Foster, and Alternate Dawn Dyer present.

**MINUTES**

May 14<sup>th</sup> 2013

- Vice Chairman George Greenwood made a motion to accept the minutes as presented, seconded by Member William Foster. No Discussion.

Vote: YES – 5                      NO – 0

**COMMUNICATIONS**

Planning Board Letter to Kathryn Perry

**OLD BUSINESS**

None.

**NEW BUSINESS**

Rolling Green Estates Subdivision Map 7, Lot 28F & 30 – Pre Application Sketch Plan

- Norm Chamberlain of Taylor Engineering is the representative. He is in front of the board with a pre-application sketch plan. The project is in its very early stages. The plan is to develop two lots near Fairlawn Golf Course. The total of the two lots is 77 acres; however a large amount of it is wetlands. After the wetlands are taken out, they plan to get around thirty two lots in a cluster subdivision form.
- Coming before the board first will be phase one, which is only twelve lots. They would prefer not to do a cul de sac at the end of the road because it will eventually be continued in the next phase of development.
  - Member William Willett asks how many phases are planned.
    - Representative Norm Chamberlin informs him that right now the plan is only one. Continuing development depends on the success of the first phase.
- The development will be on public water and sewer.
- If it is ok with the Fire Chief there will be private roads accessing as many as three lots each.
  - Vice Chairman George Greenwood asks if they have talked to the fire chief or road commissioner yet.

- Norm Chamberlin has not spoke with them yet however CEO Nick Adams has talked with Fire Chief Mark Bosse and his only request was that they include a fire hydrant. He was also ok with a hammerhead instead of cul de sac.
  - Road Commissioner and Public Works Director Tom Learned has not made a comment yet.
  - Chairman Carl Duchette points out that the board has not allowed others to do a hammerhead in the past. Also he states that they have spent years trying to get rid of them and he doesn't think they should just start allowing them again. It was the wish of the Fire Chief and Public works to remove hammerheads, and he would like to hear from them again on why it is suddenly ok to allow them.
    - CEO Nick Adams reminds the board that it was a different Fire Chief and Road Commissioner at the time, and that most towns are trying to remove cul de sacs.
- The intent is to create a high end community and the roads would remain privately owned. There is no plan on having town owned roads. The roads will be built to the private road standards.
  - CEO Nick Adams reminds the representative and the board that it will also have to meet the cluster subdivision road standards.
- Later phases of development may include a community center.
- Representative Norm Chamberlain is concerned that they will not be able to meet the sight distance requirements.
  - Chairman Carl Duchette points out that the ordinance uses the word shall.
    - CEO Nick Adams believes the Board of Appeals would be the only one to overrule sight distance requirements.
  - Vice Chairman George Greenwood asks if they have done a traffic study.
    - They have not.
  - Representative Norm Chamberlain states that as a backup plan they would consider moving the intersection of Empire road and Plains road to increase sight distance.
    - CEO Nick Adams believes that would require a town meeting vote.
- Member William Willett questions if there are vernal pools on the lot and what the required setbacks would be from them.
  - Norm Chamberlain informs him they are still studying the vernal pools on the lots, and they do not expect the results for a few more weeks. It would not affect phase one. If they are considered significant vernal pools it would require a 250 foot buffer.
- Chairman Carl Duchette would also like the Fire Chief to comment on the proposed common driveways. They are longer than some that have been approved previously.
- John Young, abutter an owner of Range Pond Campground is concerned that there may be a deed issue with the property. He has noticed that stakes have been driven into the ground on his property.
  - CEO Nick Adams will look into it.
- The board agrees that this will be a cluster sub division, and they would like a third party review.

- Member James Porter makes a motion that the Sub Division Pre-Application check list is complete, with the guideline that the developer or engineer set up an escrow account for a third party engineer review, seconded by Vice Chairman George Greenwood. The applicant will need a temporary cul de sac at the end of the road for the first phase of development.

Vote: YES – 5 NO – 0

- The board decides not to schedule an onsite inspection until the preliminary application.
- Member James Porter makes a motion to set up an escrow account with the minimum required by the ordinance for Rolling Green Estates, Map 7, Lot 28F & 30, seconded by Vice Chairman George Greenwood. No Discussion.

Vote: YES – 5 NO – 0

#### RECOGNITION OF VISITORS NOT ON THE AGENDA

None.

#### OTHER BUSINESS

- CEO Nick Adams talked with Nick Richards from Mechanic Falls about a business that will be run on the property at five corners. It has been through the Planning Board in Mechanic Falls.

#### ADJOURNMENT

Member William Willett makes a motion to adjourn at 7:45 pm, seconded by Member James Porter. No Discussion.

Vote: YES – 5 NO – 0

Recorded by: Alex Sirois

Date Approved: 6-11-13

#### **PLANNING BOARD**



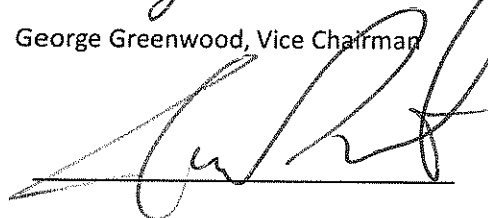
Carl Duchette, Chairman



George Greenwood, Vice Chairman




Bill Willett



Jim Porter



William Foster



Dawn Dyer, Alternate