

Poland Planning Board Meeting
June 11th 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 28th 2013

- Member William Willett makes a motion to accept the minutes as presented, seconded by Member James Porter. No Discussion.

Vote: YES – 5 NO – 0

COMMUNICATIONS

Pike Industries Intent to File

FEMA Flood Plain Reminder

DEP CLUC Approval

Board of Appeals Decision Letter to William C. Bentley

NEW BUSINESS

Clifford Corb Formal Shoreland Zoning Application – Map 5, Lot 42B

- A section of map 5, lot 42B was taken out of resource protection at the 2013 town meeting. The lot is now in Farm & Forest and Limited Residential. The applicant is proposing a single family home in the small building envelope available. A good portion of the lot remains in Resource Protection, and in general has a lot of slope. However, they feel that the location they have picked is suitable. Where they will build is relatively flat and a 5-10% slope.
- All erosion problems have been addressed.
- DEP and CEO Nick Adams have both visited the site, and it was approved of at the town meeting.
- Vice Chairman George Greenwood makes a motion to accept the application as complete, seconded by Member James Porter. No discussion.
Vote: YES – 5 NO – 0
- Vice Chairman George Greenwood makes a motion to approve the Formal Shoreland Zoning Application for Clifford Corb, Map 5, Lot 42B with all of the shoreland zoning provisions and permitting from the Code Enforcement Office, seconded by Member James Porter. Discussion: Applicant will be required to meet with Androscoggin Valley Soil and Water for a site plan.
Vote: YES – 5 NO – 0

Evergreen Trailer Park Expansion – Map 15, Lot 14

- Tom Dubois from Maine Land Development Consultants is representing McLand LLC. Calvin Beaumire is present as the site manager for McLand LLC. The site is located off of Route 11. The proposal is to extend the road about 1,500 feet looping it back on to itself. This would allow the addition of twenty-seven (27) mobile homes. This would keep them well under the allowable number for expansion. The applicants are well aware of the issue that there is only one point of egress for the park, and they would like to request a waiver for this requirement. According to section 814 of the Comprehensive Land Use Code, the planning board would be allowed to grant a variance for reasons of practical and economical development. Public health or safety would not be compromised.
- No spots on the proposed site would be more than 900 feet from the main entrance.
- Applicant had Informal discussions with Fire Chief Mark Bosse and he didn't feel as though further development would cause a danger to public safety.
- Member William Willett does not feel as though the presented plan meets the code, nor does it qualify for a waiver.
 - Chairman Carl Duchette agrees, and believes if it were to pass it would set an unwarranted precedent.
- Vice Chairman George Greenwood brings up the point that if there were a fire in a home at the start of the road, everyone further down the road would be trapped inside the park.
- CEO Nick Adams thinks that the current plan proposes too many houses for a variance, and it would be expanding a non conformance.
- Vice Chairman George Greenwood suggests buying the abutting land and creating an entrance to Route 26.
- CEO Nick Adams suggests talking to the Town Manager about the abutting parcel that the town owns. It is possible that it could be sold to the applicant for a second entrance.
- Consensus of the board is that the current plan does not meet requirements of the code. It is suggested that they rework the plan to include a second entrance to the park.

OTHER BUSINESS

- CEO Nick Adams met with Poland Spring Bottling. They are proposing to begin trucking in compressed natural gas.
- CEO Nick Adams met with Public Works and the Fire Chief regarding the proposed sub division on Empire Road. Neither of them had any issues with the common driveways. As far as changing Plains Road it would not require a special town meeting. They also met about cleaning up the code regarding cul de sacs and hammer heads, and the board should be hearing more about it soon.

ADJOURNMENT

Member James Porter makes a motion to adjourn, seconded by Vice Chairman George Greenwood. No Discussion.

Vote: YES – 5

NO – 0

Recorded by Alex Sirois

DATE APPROVED:
PLANNING BOARD

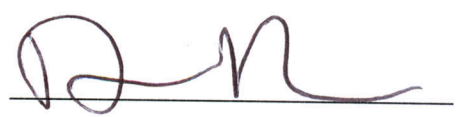
Carl Duchette, Chairman

Bill Willett


William Foster


George Greenwood, Vice Chairman


Jim Porter


Dawn Dyer, Alternate