

Poland Planning Board Meeting
January 28, 2014 – 7:00 pm
Town Office Conference Room



MINUTES

CALL TO ORDER

Chairman George Greenwood called the meeting to order at 7:01 pm with members William Foster, James Porter, and Dawn Dyer present. Member William Willett is absent.

MINUTES

December 19, 2013

- Vice Chairman William Foster makes a motion to accept the minutes for December 19, 2013 as presented, seconded by Member James Porter. No discussion.

Vote: YES – 3 NO – 0

COMMUNICATIONS

Copy of Planning Board Letter to CN Brown

Board of Appeals Public Hearing Notification

Letter from Alison Romano & Matthew Paradiso - Regarding CN Brown Sketch Plan Approval

OLD BUSINESS

None

NEW BUSINESS

None

OTHER BUSINESS

CLUC Proposed 2014 Amendments

- Chapter 3 Citations and Fines Possible Issues
 - Citizens have recently questioned whether or not the Code Enforcement Officer is able to issue fines or citations; Changes would be clean up, clarifying this.
- 304.2.B.5 Set Back Reduction for the Board of Appeals Clarity
 - This change would allow set back reduction as long as undue hardship is proven.
- 304.2.B.6 ADA Variance Appeals
 - This amendment would allow the CEO to grant variances for ADA specific needs.
- 508.8 Apartments Accessory to Commercial Uses
 - This change would allow an apartment as an accessory use to a commercial principal structure.
- 508? Offsite Accessory Structures i.e. Garage, Shed, etc.
 - CEO Nick Adams would like to create an ordinance that allows off site accessory structures to allow for example, garages on parcels split by roads in shoreland zoning.
- 508.18 – Signs

- Poland's Sign Ordinance is stricter than the neighboring communities. Code Enforcement Officer Nick Adams is proposing changes to the ordinance that would allow more signage in town.
- The CEO proposes allowing the maximum sign height to increase to twenty-five (25) feet. The board would like to see the maximum height kept the same but instead give the CEO power to grant a waiver allowing the maximum of twenty-five (25) feet if needed.
- He also proposes allowing one (1) square foot of signage for every foot of road frontage, up to a maximum of 144 square feet.
 - Member Dawn Dyer is concerned what would happen if subdivisions happened on lots with existing signs. Then additional signage would be able to be added to new lots based off of the road frontage.
 - The board decides that sixty-four (64) square feet would be a better maximum.
- Member Dawn Dyer asks if the town has an ordinance for banners, and CEO Nick Adams informs her the Board of Selectmen can approve temporary banners.
- He has also added drive through menus and gas signs.
- Chairman George Greenwood asks what the difference between an internal or external sign is, and CEO Nick Adams informs him it's the location of the lighting fixture in relation to the sign. Nick also points out that they are only supposed to be lit during business hours. The board feels that business owners should be allowed to keep their sign lit as much as they want.
- 508.30 Design Standards for DT/V-4, Specifically section D Landscaping and setbacks
 - CEO Nick Adams is suggesting an increase in the maximum set back from the road to 150 feet, instead of 100 feet.
 - Sebago Technics is preparing more information for the next meeting.
- 511 – Planned Commercial Development
 - This amendment would allow minor changes to be permitted by the CEO. It would be possible to allow ownership of buildings to be subdivided on common land.
- Chapter 12 Fire Prevention
 - Amendments in this chapter cover development of land, fire department access roads, the addition of Knox box's, and administration enforcement.
- Definitions
 - Proposed changes to the subdivision definition will no longer require planned commercial developments to meet subdivision standards.
- Zoning Map Amendments
 - Little Androscoggin River – A portion would be changed from Resource Protection to Limited Commercial for a new business and possible camp ground on Mechanic Falls Road.
 - Poland Spring Bottling has requested a change in the zoning around the Kettle Ponds from Resource Protection to a less restrictive zone. DEP does not require the Kettle Ponds to be in Resource Protection.

- A portion of Max Pine lane would go from Resource Protection to Limited Residential similar to last year.

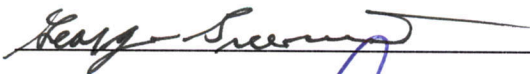
ADJOURNMENT

- Vice Chairman William Foster makes a motion to adjourn, seconded by member James Porter.
No discussion.

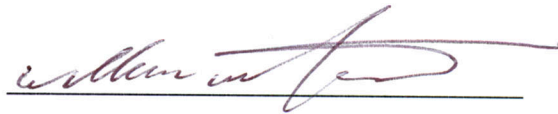
VOTE: YES – 4 NO – 0

Recorded by Alex Sirois¹

Date Approved:
Poland Planning Board

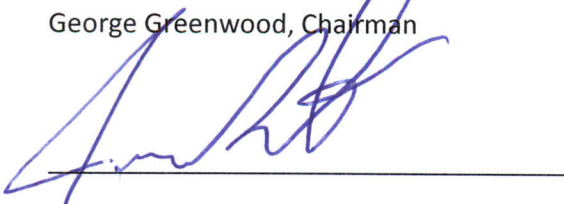


George Greenwood, Chairman



William Foster, Vice Chairman

ABSENT



James Porter, Secretary

William Willett, Member

Dawn Dyer, Member

¹ 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.