

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

MINUTES

CALL TO ORDER

Chairman William Foster called the meeting to order at 7:00 pm with members James Porter, Charles Finger, George Greenwood, Dawn Dyer, and Alternate Jeremy Lothrop present. Mr. Lothrop will not be a voting member this evening.

Public Attendance: Code Enforcement Officer Nick Adams, Recording Secretary Alex Sirois, Don Stover, Fred Huntress

MINUTES

August 26, 2014

- Vice Chairman James Porter makes a motion to accept the minutes for August 26, 2014 as presented, seconded by Member George Greenwood. No discussion.
Vote: YES – 5 NO – 0

September 9, 2014

- Vice Chairman James Porter makes a motion to accept the minutes for September 9, 2014 as presented, seconded by Member George Greenwood. No discussion.
Vote: YES – 5 NO – 0

September 23, 2014

- The minutes for September 23, 2014 are not available at this time.

COMMUNICATIONS

Copy of Planning Board Letter to Brookdale Village LLC

Copy of Planning Board Letter to Deborah Harmon

OLD BUSINESS

Brookdale Village LLC, Preliminary Major Subdivision Findings of Fact – Map 4, Lot 19

- Vice Chairman James Porter asks if we have received anything from DEP or Inland Fisheries and Wildlife.
 - The office has not received anything from either.
- Vice Chairman James Porter would like section 612.8 and 613.3 changed to one hundred feet (100') on each side of the stream for the deer wintering area.
- Member George Greenwood makes a motion to approve of the findings of facts for Brookdale Village LLC, Preliminary Major Subdivision – Map 4, Lot 19 with section 612.8 and 613.3 changed to one hundred feet (100') on each side of the stream for the deer wintering area, seconded by

Vice Chairman James Porter. No discussion.

Vote: YES – 5 NO – 0

NEW BUSINESS

CLUC Amendment Workshop

- Chairman William Foster would like to have better representation and explanation of the land use articles at the next town meeting.
 - The rest of the board is in agreement.
- Proposed 2015 Amendments:
 - 508.6 Accessory Apartment and Accessory Residential Structure:
 - This amendment did not go to town meeting last year. Included are grammatical changes, and the allowance of a detached accessory apartment or residential structure with a square footage limitation of 700 square feet.
 - Would still not be allowed in the shoreland zone.
 - Back lots, specifically Sections, 509.2, 509.10 Back lots, and Chapter 8 Street Construction Standards:
 - This amendment saw much controversy at the last town meeting. CEO Nick Adams has made a few minor grammatical changes. The amendment would allow three homes on a common driveway.
 - Fred Huntress and Don Stover are present representing the Conservation Commission. They are strongly opposed to this proposed amendment. Mr. Huntress and Mr. Stover feel as though this amendment would:
 - Remove land from open space and reduce protected resources, wildlife habitats, and scenic values
 - Reduce abutting property values
 - Solve short term problems, but create long term ones
 - Increase traffic
 - Change the character of adjacent land
 - Create additional storm water runoff
 - Increase strain on police, fire, and schools
 - Mr. Adams believes this ordinance would actually help reduce development. As the ordinance is written now it would only allow subdivisions, which would need more houses in order to recoup the losses.
 - Chairman William Foster asks CEO Nick Adams if a majority of the people who have requested this amendment are looking to build an additional home for family.
 - Mr. Adams informs him that he has never had a developer request this

change. It has only been residents requesting it for additional dwellings.

- Member Charles Finger is against this amendment and does not believe this is a battle the Planning Board needs to fight. He also believes that it would only increase that tax burden on the town.
- Don Stover would like to understand why the original ordinance was written the way it is, and why the change is even required.
- The board would like to see the amendment changed to limit the amount of houses allowed on a back lot to one (1).
- 509.2 Applicability
 - This amendment would correct an existing section of the ordinance that does not meet state statute.
- 508.18.1.3.h Sign Illumination
 - This amendment would allow signs to be lit after business hours. Currently they are limited to business hours only, which is very difficult to enforce.
 - The board would like to see the ordinance worded not by road, but by zoning district.
- 508.18 Signs
 - This amendment would include multiple changes to the sign ordinance. It would include gasoline price signs, drive through signs, signs through windows or doors, and the increased square footage of freestanding signs.
 - Member Charles Finger does not support increasing the square footage of signage.
 - Member George Greenwood points out that the goal of this ordinance is to accommodate existing signs that do not currently meet the ordinance.
 - The board suggests an amendment to the temporary sign ordinance.
- 807 Design Standards for Streets
 - Right now there is only one cul de sac allowed in town. This amendment would allow multiple cul de sacs and hammerheads sized according to the use.
- Sidewalks
 - Currently sidewalks are required for all public roads. It was suggested in a workshop that it is changed to only the downtown village district.
 - The board agrees that this makes sense.
- The board does not feel that more amendments should be added to the list for the next town meeting.
 - CEO Nick Adams informs the board that there may be a special town meeting for the acceptance of donations and the purchase of a property sometime in the next couple of months. He suggests the board hold a public hearing for a couple of the amendments, and request that the selectmen add them to the warrant.

- The board is in favor and feels that this would help bring in the required one hundred (100) voters.

OTHER BUSINESS

None

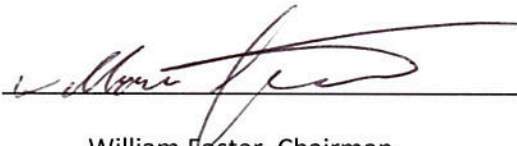
ADJOURNMENT

Member George Greenwood makes a motion to adjourn at 9:11 pm, seconded by Vice Chairman James Porter. No discussion.

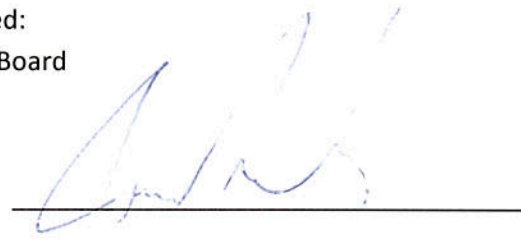
Vote: YES – 5 NO – 0

Recorded by Alex Sirois

Date Approved:
Poland Planning Board



William Foster, Chairman



James Porter, Vice Chairman

Charles Finger, Secretary

George Greenwood, Member



Dawn Dyer, Member

Jeremy Lothrop, Alternate