

**Poland Planning Board Meeting
November 17, 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, and Dawn Dyer present. Alternate Jeremy Lothrop is absent with notification.

Public Attendance: Code Enforcement Officer Nick Adams, Recording Secretary Alex Sirois, Town Manager Bradley Plante, Selectman James Walker, Selectman Walter Gallagher, Selectman Stanley Tetenman, Steven Johndro, Chip Keene, Lorin Martin, Chistina Gurnari-Ryan, Chris Varney, and Brian Merrill.

PUBLIC HEARING

Comprehensive Land Use Code Amendments

- Member George Greenwood makes a motion to open the public hearing at 7:01 pm, seconded by Vice Chairman James Porter. No discussion.
Vote: YES – 5 NO – 0
- Chapter 8: Street Construction Standards & Appendix A
 - The proposed road changes would allow multiple cul de sacs and hammerheads sized according to the use. CEO Nick Adams explains the amendments and additions to the ordinance.
 - George Greenwood questions if the turnaround standards for a cluster subdivision need to be looked at. Currently the road standards are different for a cluster subdivision but the turnaround is not.
 - This will be addressed at a future meeting.
 - Member of the public Brian Merrill would like to see the cluster subdivision ordinance get some attention.
 - Member of the public Lorin Martin asks if either the Planning Board or Code Enforcement Office can explain the reasoning behind the addition of section 814.C which states that If the Planning Board grants a waiver to any provision of this Chapter (chapter 8), that said street shall not be accepted nor maintained by the Municipality unless said street has been brought up to or, otherwise, meets the current Street Construction Standards.
 - It is the Planning Board and CEO Nick Adam's interpretation that the ordinance already states a road must meet the road standards in order to be accepted and maintained by the town. This additional language simply restates that point.
 - Lorin Martin asks the board if this will have any effect on roads built before this amendment.
 - Chairman William Foster reminds him that this is not a new ordinance, it is simply written to clarify the intent of the existing ordinance.

- Mr. Martin requests that language is added stating that waivers granted for roads built with waivers prior to the ordinance amendment are exempt.
 - Member Dawn Dyer informs Mr. Martin that this amendment would only take effect moving forward.
 - Lorin Martin would like to know how many roads have come before the town for acceptance, that have been granted waivers by the Planning Board.
 - The Board doesn't know of any.
 - Section 508.6.A, 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.
 - Vice Chairman James Porter makes a motion to close the public hearing at 7:48 pm, seconded by George Greenwood. No discussion.
 - Vice Chairman James Porter makes a motion to recommend the proposed amendments of the Poland Comprehensive Land Use Code to the Board of Selectmen with the minor grammatical changes made during the public hearing for the special town meeting warrant, seconded by Member George Greenwood. No discussion.
- Vote: YES – 5 NO – 0

MINUTES

September 23, 2014

- Chairman William Foster notes a typographical error to the motion made for the minutes of August 12, 2014. It should read James Porter, not James Foster.
 - Member Charles Finger makes a motion to accept the minutes for September 23, 2014 with the change mentioned above, seconded by Member George Greenwood. No discussion.
- Vote: YES – 5 NO – 0

October 28, 2014

- Minutes for October 28, 2014 are not available at this time.

COMMUNICATIONS

Proof of Notification, Public Hearing
Legal Opinion

OLD BUSINESS

None

NEW BUSINESS

Brookdale Village LLC, Road Name Application, Map 4 – Lot 19

- Member Charles Finger makes a motion to recommend that the Board of Selectmen select Paislee Way as their first choice for a road name at Brookdale Village, seconded by Member George Greenwood. No discussion.

Vote: YES – 5 NO – 0

- Member Charles Finger makes a motion to recommend that the Board of Selectmen select Williams Way as their first choice for a road name at Brookdale Village, seconded by Vice Chairman James Porter. No discussion.

Vote: YES – 5 NO – 0

OTHER BUSINESS

None

ADJOURNMENT

Vice Chairman James Porter makes a motion to adjourn at 7:56 pm, seconded by Member Charles Finger. 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

A B S E N T

Jeremy Lothrop, Alternate