

**Poland Planning Board Meeting
November 25, 2015 – 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 Alternate Jeremy Lothrop present. Member Dawn Dyer was absent with notification. Mr. Lothrop will be a voting member.

Public Attendance: Code Enforcement Officer Nick Adams, Recording Secretary Alex Sirois, Scott Miner, Larissa Brown, and Joshua Brown.

MINUTES

October 28, 2014

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

November 17, 2014

- The minutes for November 17, 2014 are not available at this time.

COMMUNICATIONS

None

OLD BUSINESS

None

NEW BUSINESS

Laurie Miner, Sketch Plan Application – Map 17, Lot 45

- Scott Miner, husband of Laurie Miner, is before the board with a sketch plan application for a home auto repair business at their home at 108 Tiger Hill Road.
 - Member Charles Finger verifies that the zoning is Rural Residential one (RR1), and Code Enforcement Officer Nick Adams confirms that it is. According to the Comprehensive Land Use code an auto repair business is not allowed in this zone.
 - Mr. Miner points out the fact that there is an auto repair business less than a mile from his home, however it is located in Oxford. He finds it frustrating that it is not allowed in Poland.
 - Member Charles Finger reminds him that it is ok to fix your own car at your home, or even a family member's, but he would be unable to do it as a business.

- Mr. Miner informs the board that this situation started with a complaint to the Code Enforcement Office that they were operating a junk yard; however he makes it clear that three of the cars on the lot are registered to them.
 - There is no public comment.
 - Code Enforcement Office Nick Adams reminds the board that the definition for home occupation states that: vehicle body shops, vehicle repair and vehicle sales shall not be considered a home occupation.
- Vice Chairman James Porter makes a motion to accept the checklist for Laurie Miner, Sketch Plan Application – Map 17, Lot 45 as complete, seconded by Member George Greenwood. No discussion.
Vote: YES – 5 NO – 0
- Member Charles Finger makes a motion to approve the sketch plan application for Laurie Miner– Map 17, Lot 45, for a home occupation vehicle repair shop, seconded by Vice Chairman James Porter. The board is unable to approve the application because auto repair is not an allowed use in the Rural Residential One (RR1) zone, and it is not allowed by the definition of a home occupation.
Vote: YES – 0 NO – 5

Joseph McMorrow, Sketch Plan Application – Map 12, Lot 16A

- Ted Morris is before the board representing Joseph McMorrow, owner of 12-16A. They are requesting a change of use for the single family two (2) bedroom home on the lot, in order to open a three (3) chair hair salon.
 - This would be considered a business primary function use, and it is allowed in the general purpose zone (GP).
 - Traffic, parking, and waste water will be addressed in the site plan application.
 - There is currently a second building on the lot that is used for auctions. Salon parking will be roped off during these auctions.
 - The building will no longer be a dwelling unit.
- The applicant will be requesting a waiver for the survey and engineering requirements on the site plan application.
 - The board is ok with this. There will be no exterior site changes other than minor signage.
 - Signs will need to meet the ordinance, and will be permitted through the code enforcement office.
- Members of the public are in favor of the project.
- Vice Chairman James Porter makes a motion to accept the checklist for Joseph McMorrow, Sketch Plan Application – Map 12, Lot 16A as complete, seconded by Member George Greenwood. No discussion.
Vote: YES – 5 NO – 0

- Member Charles Finger makes a motion to approve the Sketch Plan Application for Joseph McMorrow – Map 12, Lot 16A, seconded by Vice Chairman James Porter. The board does not feel as though a site walk is necessary.

Vote: YES – 5 NO – 0

OTHER BUSINESS

- Vice Chairman James Porter notes that the postcard system of notification to abutters appears to be working well.

ADJOURNMENT


Member George Greenwood makes a motion to adjourn at 7:30 pm, seconded by Vice Chairman James Porter. No discussion.


Vote: YES – 5 NO – 0

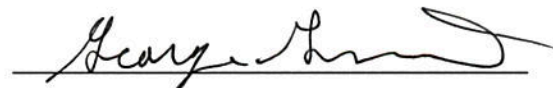
Recorded by Alex Sirois

Date Approved:
Poland Planning Board


William Foster, Chairman


James Porter, Vice Chairman


Charles Finger, Secretary


George Greenwood, Member

A B S E N T

Dawn Dyer, Member


Jeremy Lothrop, Alternate