

**Poland Planning Board Meeting  
February 11, 2014 – 7:00 pm  
Town Office Conference Room**

**MINUTES**

**CALL TO ORDER**

Chairman George Greenwood called the meeting to order at 7:00 pm with members William Foster, James Porter, William Willett, and Dawn Dyer present.

**MINUTES**

January 28, 2014

- Member James Porter makes a motion to accept the minutes for January 28, 2014 as presented, seconded by Vice Chairman William Foster. No discussion.

Vote:                YES – 3                NO – 0

**COMMUNICATIONS**

Copy of Board of Appeals Decision Letter

**OLD BUSINESS**

None

**NEW BUSINESS**

Change of Use Sketch Plan Application for Jeffrey Morin – Map 12, Lot 23

- Jeffrey Morin is in front of the board requesting a change of use for Map 12, Lot 23. The lot in question was previously used as a mobile home dealership. Mr. Morin plans to use the lot for a retail business specializing in landscape materials and tools. The business will be operated out of a small mobile office for the time being, and then eventually into a permanent office building. They will sell seed, mulch, sand, loam, compost, and gravel out of permanent bins on asphalt.
  - Member James Porter asks the applicant when he plans to construct the building.
    - Mr. Morin would like to build within a year.
  - Vice Chairman William Foster asks the CEO what he thinks of the proposed plan.
    - CEO Nick Adams thinks the proposed plan looks good. The only remark he has is that the Site Plan Application would require plans to be drawn by a surveyor; because of the size of the projects he does not think it would be out of question for the Board to waive this requirement.
      - The board agrees.
  - Vice Chairman William Foster asks for a more detailed explanation of the tools he plans to sell.
    - The applicant is planning on selling small landscape tools such as compactors and saws. Very minor repairs to this equipment would be done on site.

- Gerald Pare has owned the abutting property since 1968. The property lines weren't set correctly so one of the pins is actually in the middle of his existing driveway. The previous owner allowed him to continue to use the driveway regardless of the pin's location.
    - Member William Willett asks if that agreement is in writing, and Mr. Pare informs him that it is not.
      - Dennis Ferland is the owner of Map 12, Lot 23. He intends to work with the Pare's as much as possible. He did have the lot surveyed when he purchased it.
  - Member William Willett asks the Applicant what his plan for exterior lighting will be.
    - Mr. Morin is planning on three (3) LED full cut off lights.
  - There are water and sewer utilities on site.
  - The front of the lot will be leased to Mr. Morin and a sixty foot right of way will service the rear of the lot which we be used as farmland by Mr. Ferland.
  - The Board decides that a site walk is not necessary.
  - Vice Chairman William Foster makes a motion to accept the Change of Use Sketch Plan Checklist for Jeffrey Morin – Map 12, Lot 23 as complete, seconded by Member James Porter. No discussion.
- Vote:                YES – 5                NO – 0
- Vice Chairman William Foster makes a motion to accept the Change of Use Sketch Plan Application for Jeffrey Morin – Map 12, Lot 23, seconded by Member James Porter. The Board has decided to waive the Site Plan requirements that state plans must be drawn by a surveyor or engineer. The Board would like to see a copy of the recent survey as a part of the Site Plan Application.
- Vote:                YES – 5                NO – 0

#### Commercial Development Sketch Plan Application for Joseph Cimino – Map 6, Lot 47

- Stuart Davis of Davis Land Surveying is in front of the Board representing Joseph Cimino. Mr. Cimino is seeking approval on his proposed Commercial Development plan. The proposed building envelope is not a final plan. The plans show two commercial structures and a road with a cul de sac. Plans also show a future proposed expansion to the shooting range owned by Cimino. As of now there are no solid plans for occupants of the new buildings.
  - Vice Chairman William Foster thinks the proposed plans are very vague.
    - Mr. Davis informs him that the applicant just wanted to show the Board what the current plan is, and get any feedback before moving forward.
- The road entrance is approved by DOT and was already approved by the Town. The approved subdivision was vacated so the road would need to be approved of again, however the entrance remains recognized by DOT.
- When the gun range expansion takes place it will be split from the larger parcel.
  - CEO Nick Adams reminds the Board and Mr. Davis that time will need to be spent on the parking portion of the gun range expansion's Site Plan.

- Property Owners in the area Lester Stevens, Brian Bonney and Mike Anderson all have serious concerns about the expansion of the gun range. The indoor shooting range for small arms is very loud, and the addition of a rifle range will likely be much louder. Mr. Bonney is also concerned about additional traffic in an already congested area of Route 26.
  - The Board and CEO inform them that these issues can only be addressed during the Site Plan Application.
- The Board decides that a site walk is not necessary.
- Member James Porter makes a motion to accept the Commercial Development Sketch Plan check list for Joseph Cimino – Map 6, Lot 47, seconded by Vice Chairman William Foster. No discussion.  
Vote:                YES – 5                NO – 0
- Member James Porter makes a motion to accept the Commercial Development Sketch Plan application for Joseph Cimino – Map 6, Lot 47, seconded by Vice Chairman William Foster. No discussion.  
Vote:                YES – 5                NO – 0

#### **OTHER BUSINESS**

##### CLUC Workshop

- CEO Nick Adams made some adjustments to the sign ordinance following the previous meeting. He has also included some changes to the offsite principle structure ordinance.
  - Chairman George Greenwood has some concern with how the ordinance is worded, and would like to see mobile homes restricted.
    - Member James Porter would like to see storage structures restricted as well.
- The Board decides to set the maximum square footage for an accessory apartment to 700 square feet.
- CEO Nick Adams would like to know how the board would feel about allowing him to permit filling over 200 yards instead of them.
  - The Board is ok with it; however they request that they are required for filling over 5000 yards.

##### Public Hearing

- Member James Porter makes a motion to hold a public hearing on the proposed land use code amendments on February 25, 2014 at 7:00 pm in the Town Office conference room, seconded by Vice Chairman William Foster. The Board discusses starting the hearing at 6:30 pm; however they decide to stay with the motioned start time.  
Vote:                YES – 5                NO – 0

#### **ADJOURNMENT**

Member James Porter makes a motion to adjourn at 8:20 pm, seconded by Vice Chairman William

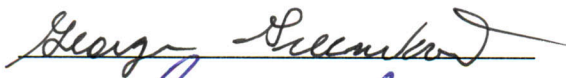


Foster. No discussion.

Vote: YES – 5 NO – 0

Recorded by Alex Sirois<sup>1</sup>

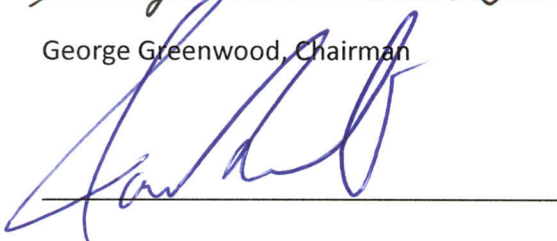
Date Approved:  
Poland Planning Board



George Greenwood, Chairman



William Foster, Vice Chairman



James Porter, Secretary



William Willett, Member



Dawn Dyer, Member

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<sup>1</sup> 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.