

**Poland Planning Board Meeting
February 25, 2014 – 7:00 pm
Town Office Conference Room**

MINUTES

CALL TO ORDER

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

PUBLIC HEARING

Proposed Land Use Code Amendments 2014

- Vice Chairman William Foster makes a motion to open the public hearing at 7:02 pm, seconded by Member James Porter. No discussion.
Vote: YES – 5 NO – 0
- 304.2.B.5 – Disability Variance
 - This change would allow the CEO to grant variances for ADA needs, instead of the Board of Appeals
- 506.2 – Land Use Table
 - This is simply a formatting change. The land use table would become a land use list.
 - Michelle Arsenault notes an error; Commercial Recreational Facilities was added as a permitted use to the R2 district and it is not supposed to be.
- 508 – Accessory Apartments, Offsite Accessory Structures, Mobile Home Park Standards
 - Changes to this ordinance would allow apartments over detached accessory structures and offsite accessory structures.
 - Joe Cimino asks if existing accessory apartments would need to meet these standards.
 - CEO Nick Adams informs him that existing permitted uses would not need to meet the new square footage requirements.
- 508.18 – Signs
 - CEO Nick Adams is proposing multiple changes to the towns sign ordinance. The changes would allow more signage than the current ordinance in most places.
 - Joe Cimino thinks that this is a great improvement and he asks if banners will be counted as signs, and they will. He also questions the part of the ordinance that mentions “portable signs.”
 - Susan Peters of 15 Poland Corner road is concerned about the amendment to the ordinance that would allow businesses to keep their signs illuminated for twenty-four (24) hours, regardless of business hours.
 - Brian Bonney recommends the town change the ordinance to only allow externally lit signs.
 - The board decides to have the section of the proposed amendment pertaining to lighting and business hours become its own warrant article.
- Table 508.27.A.21

- This change has been required by DEP and would change resource protection from CEO to Planning Board Approval.
- 511 – Planned Commercial Development
 - This would be a major change to the town's ordinance, allowing multiple businesses in one building similar to the existing plaza on Maine Street.
- Chapter 5 & 6
 - Mostly clerical issues, this proposed change was turned down at last year's meeting because of the sound ordinance. The sound ordinance has been removed and the changes are being submitted for approval again.
- Chapter 5 & 6 – Notifications
 - This change would no longer require applicants to send notifications to abutters for sketch and site plan applications via certified mail. Instead the Town Office would send post cards to abutters at the cost of the applicant. This change was submitted last year, although it was poorly represented and turned down by the town.
 - Michelle Arsenault thinks that the return receipt method is great for those who live down south in the winter. Regular mail often gets lost so the return receipt method tells the town if someone has, or has not received the notification.
 - Sheldon Nightingale recently mailed out 59 certified return receipt notifications for a planning board application and the total was \$380.
 - Member James Porter does not see a significant difference between the first class post cards and return receipt certified mail.
 - The board would like to see this as a separate warrant article at the town meeting.
 - CEO Nick Adams reminds the board that abutter notification is not a state requirement.
- Chapter 7 & 14 – Floodplain
 - These amendments are required by FEMA in order to remain funded.
- Chapter 8 – Street Construction Standards, Back lots
 - This major amendment would allow homes on back lots, and no longer require cul de sacs on these minor roads.
- Chapter 11 – Building Standards
 - Minor changes.
- Chapter 12 – Fire Prevention
 - The current fire code is from 1970, so this proposed amendment would be a significant update. It would also allow CEO Nick Adams to do state fire reviews once he is certified.
- Zoning Map Amendments
 - Little Androscoggin River
 - The proposed change would be resource protection to a limited commercial district to allow a potential campground.
 - Poland Spring Kettle Ponds
 - The kettle ponds are currently zoned stricter than state requirements. Poland Spring would like the zone changed to allow a new facility in the existing parking lot near one of the ponds. It wouldn't change any of the impervious surfaces

and would have no impact on the pond. The zone would go from resource protection to general purpose 2.

- Max Pine Lane
 - This would be a continuation of last year's zoning change of Resource Protection to Limited Residential.
 - Member James Porter makes a motion to close the public hearing at 7:58 pm, seconded by Vice Chairman William Foster. No discussion.
- Vote: YES – 5 NO – 0

MINUTES

February 11, 2014

- Member William Willett makes a motion to accept the minutes for February 11, 2014 as written, seconded by Member James Porter. No discussion.
- Vote: YES – 5 NO – 0

COMMUNICATIONS

None

OLD BUSINESS

None

NEW BUSINESS

Informational for Chad & Jodie Morissette – Map 10, Lot 85B

- Chad and Jodie Morissette did not show up for the meeting.

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

- Jeffrey Morin is before the board with a change of use Site Plan Application for Map 12, Lot 23. The change of use would allow Mr. Morin to operate a landscape supply business on the property which is owned by Dennis Ferland.
- Chairman George Greenwood asks why the proposed office structure is on top of the existing septic system.
 - Mr. Morin is planning on possibly relocating the existing system. Since he is in the excavation business it would be an easy task for him. The new location would need to be approved by the Code Enforcement Officer.
- Storm water runoff will go towards to rear of the property.
- Vice Chairman William Foster asks CEO Nick Adams if he feels the submitted drawing meets the requirements and Mr. Adams feels it does, except for the requirements for which he requested a waiver.
- CEO Nick Adams informs the board that all of the department heads except for the fire chief have no problems with the application. Fire Chief Mark Bosse would like to see the twelve (12)

foot fire roads expanded to twenty (20) feet around the structure. Additionally, it will require thirteen (13) feet, six (6) inches high of clearance.

- The lot is in aquifer protection so there is no washing or repairing of machinery, automobiles, or equipment.
- The board will waive the requirement of the traffic study due to the minimal impact that this use will make on the state road.
- They have also decided to waive the requirements for an engineered analysis of the lots storm water runoff and phosphorus control plan.
- Vice Chairman William Foster makes a motion to accept the application submission checklist for the Change of Use Site Plan Application for Jeffrey Morin – Map 12, Lot 23, seconded by Member James Porter. No discussion.

Vote: YES – 5 NO – 0

- Vice Chairman William Foster makes a motion to accept the general review standards for the change of use Site Plan application for Jeffrey Morin – Map 12, Lot 23, conditioned upon the fact that the applicant will add a twenty (20) foot wide and thirteen (13) foot six (6) inch high fire lane around the proposed structure, and the standard Site Plan approval boiler plate. The board has also waived the requirements for engineered plans, storm water runoff analysis, traffic study, and a phosphorus control plan, seconded by Member James Porter. No discussion.

Vote: YES – 5 NO – 0

Wedgewood Estates Subdivision Amendment – Map 6, Lot 48

- Chairman George Greenwood informs the board that he does have a business relationship with the developer Brian Merrill and they do not think it is necessary for him to recues himself from the discussion.
- Brian Merrill is present as the developer of Wedgewood Estates. He came before the board a couple of months ago and they determined that he would need to record the waivers he was granted by the Planning Board when it was originally approved. The board at the time had granted waivers for sidewalks, a larger cul de sac, and max grade, however they were never recorded. Mr. Merrill has taken the necessary steps and is back with the document to be signed by the board and recorded.
- Vice Chairman William Foster makes a motion to grant the waivers described in the letter from Stantec Consulting Services Inc. as they relate to the plan of Wedgewood Estates Subdivision made for Brian Merrill on May 23, 2006, seconded by Member William Willett. No discussion.

Vote: YES – 5 NO – 0

RECOGNITION OF VISITORS

None

OTHER BUSINESS

None

ADJOURNMENT

Member James Porter makes a motion to adjourn at 8:52 pm, seconded by Vice Chairman William Foster. No discussion.

Vote: YES – 5 NO – 0

Recorded by Alex Sirois¹

Date Approved: 3/11/14
Poland Planning Board



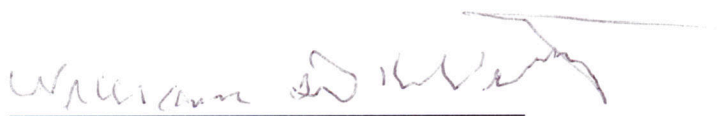
George Greenwood, Chairman



William Foster, Vice Chairman



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.