

**Poland Planning Board Meeting
May 13, 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

April 8, 2014

- Member James Porter makes a motion to accept the minutes for April 8, 2014 as written, seconded by Vice Chairman William Foster. No discussion.

Vote: YES – 3 NO – 0 ABSTAIN – 2

April 22, 2014

- Vice Chairman William Foster makes a motion to accept the minutes for April 22, 2014 as written, seconded by Member James Porter. No discussion.

Vote: YES – 4 NO – 0 ABSTAIN – 1

COMMUNICATIONS

Copy of Planning Board Letter to Heather McCarthy

Copy of Planning Board Letter to Brookdale LLC

Floodplain Compliance

OLD BUSINESS

None

NEW BUSINESS

CN Brown, Site Plan Application – Map 15, Lot 18

- Tom Saucier of Site Design Associates is before the board representing CN Brown. On December 19, 2013 the board approved CN Brown's sketch plan application for this project which includes an expansion of the existing use with the addition of a fast food business. The convenience store portion of the new structure would be around 3,000 square feet. The fast food side will be 3,300 square feet. The restaurant will seat fifty (50) people, and include a drive through.
- There will also be five (5) fuel islands with ten (10) fuel positions, and a separate diesel canopy.
- The site will be connected to public water, and include a large septic system with grease trap.
- There will be a large retaining wall at the rear of the site.
- Trip Generation for this project will be slightly less than the previously approved project in 2012, which was for 5,000 square feet of convenience store space.

- Originally, one (1) waiver was requested. Now the applicant will be requesting three (3) waivers, all pertaining to the entrances. Waivers requested are:
 - **509.9.E2:** Maximum of two (2) curb cuts.
 - **509.9.E4.c1:** Have two-way operations separated by a raised median.
 - **509.9.E5:** Driveway Spacing: Distance from edge of driveway corner (point of tangency) to edge of intersection corner (point of tangency).
 - DOT has approved the proposed layout.
 - **509.9.E7:** The minimum distance between driveway to property line.
 - Required in order to satisfy DOT's requests per 509.9.E5.
- There will be 12,900 square feet of wetland impact associated with this project. It will require a tier one permit from the Department of Environment Protection.
- Fire Chief Mark Bosse has requested a fire hydrant placed on the CN Brown side of route 26.
- The applicant will not be increasing the non-conformity of the gas tanks by more than fifty percent (50%).
- CEO Nick Adams reminds the applicant that it is specifically said in the Land Use Code, that accessory structures such as gas pumps, are required to adhere to the same architectural standards as the principle structure.
 - Member James Porter does not believe the current design meets the desired look of the Downtown Village District.
 - Vice Chairman William Foster agrees, and doesn't believe that the proposed elevations have a village look to them. Also the colors should remain neutral earth tones, and avoid bright or neon coloring.
 - Agent Tom Saucier reminds the board that the CN Brown portion of the proposed plan is the same exact design as what was approved by the board last year.
 - Member James Porter would like to see the front elevation improved. The rest of the board agrees.
- The board will allow the Code Enforcement Officer to draft the findings of fact, which could be accepted at the next meeting.
- The board is not approving the proposed signage. It will need to be permitted by the Code Enforcement Officer.
- Vice Chairman William Foster makes a motion to accept the checklist for CN Brown, Site Plan Application – Map 15, Lot 18 as complete, seconded by Member William Willett. No discussion.
Vote: YES – 5 NO – 0
- The board agrees that the applicant should work with the Code Enforcement Officer to try and create a plan that meets the town's down town village design requirements as best as possible. A new plan should be presented and voted on at the next meeting.
- Vice Chairman William Foster makes a motion to table the Site Plan Application for CN Brown – Map 15, Lot 18, until the written findings of facts have been accepted, seconded by Member James Porter. No discussion.
Vote: YES – 5 NO – 0

OTHER BUSINESS

None

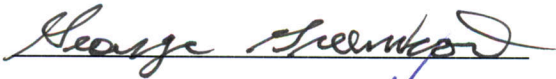
ADJOURNMENT

Member William Willett makes a motion to adjourn at 8:40 pm, seconded by Member James Porter. No discussion.

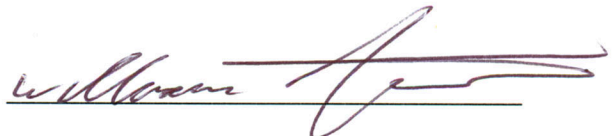
Vote: YES – 5 NO – 0

Recorded by Alex Sirois¹

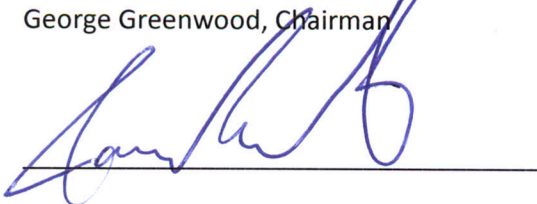
Date Approved:
Poland Planning Board



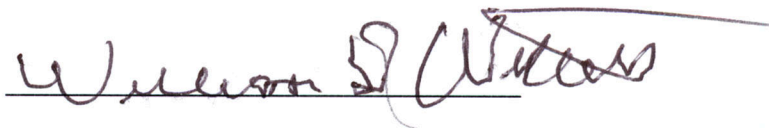
George Greenwood, Chairman



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.