

**Poland Planning Board Meeting
May 27, 2014 – 7:00 pm
Town Office Conference Room**

MINUTES

CALL TO ORDER

Chairman George Greenwood called the meeting to order at 7:05 pm with members William Foster, James Porter, and William Willett present. Member Dawn Dyer was absent without notification.

MINUTES

May 13, 2014

- Member James Porter makes a motion to accept the minutes for May 13, 2014 as written, seconded by Vice Chairman William Foster. No discussion.
Vote: YES – 4 NO – 0

COMMUNICATIONS

Copy of Planning Board Letter to CN Brown

CN Brown, Site Plan Application, Map 15 – Lot 18 – Findings of Fact

OLD BUSINESS

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

- Tom Saucier from Site Design Associates is back before the board representing The CN Brown Company. Kevin Moore from CN Brown is also present. They had left the May 13th meeting with the understanding that there were three (3) major issues to be corrected:
 - Building Architecture
 - Since the previous meeting the applicant has changed the elevation drawings to now show more use of mansard roofing, and softer coloring.
 - Member James Porter asks Code Enforcement Officer Nick Adams if he has done any calculation of the signage proposed on the current plans.
 - He has not, and he reminds the board that signage will be done on a separate permit through the Code Enforcement Office.
 - Vice Chairman William Foster asks why the mansard roof pitch is not continued on the south east side of the building, since it is visible from route 26.
 - It was Tom Saucier's understanding that it only needed to be mansard roofing on the sides along the roads.
 - CEO Nick Adams reminds him that section 508.30.B2 of the ordinance states any rear or side building facade that is visible from a public street, residential neighborhood or property within a residential district shall be designed to complement the architectural treatment of the primary façade.

- The board agrees that this side of the building is visible from route 26, and should continue the building façade. They would also like the façade to remain the proposed white, and not a continuation of the red on the route 26 side of the building.
 - Landscaping
 - On the revised plan additional planting of six foot (6') arborvitaes is shown at the rear property line. Most of the existing vegetation at the rear of the property line will be left untouched as a buffer.
 - Member James Porter would like to see the arborvitaes continued closer to Route 11 in order to block any headlights from entering the abutter's property.
 - Tom Saucier will look at the site triangles and make sure they are planted in order to block as much light as possible.
 - Canopy Treatment
 - The board was presented with an example photo of a mansard roof fuel canopy with asphalt shingles.
 - The Applicant believes that they have now submitted plans that satisfy all of the board's requests.
 - Member James Porter asks if a fire hydrant will be installed on this side of route 26.
 - Representative Tom Saucier informs him it will be installed between CN Brown and abutter Greg Washburn's lot.
 - DEP and the Army Corps of Engineers will be issuing their permits within the week.
 - Vice Chairman William Foster makes a motion to accept the findings of facts for CN Brown, Site Plan Application – Map 15, Lot 18, seconded by member James Porter. A signed copy of the findings are in the parcel file.

Vote: YES – 4 NO – 0

NEW BUSINESS

Walter Levesque, Formal Shoreland Zoning Application – Map 5, Lot 26B

- Walter Levesque is before the board with an application to build a new home on Upper Range Pond. There is an existing camp and shed on the lot that would be removed. The boat house will remain.
 - Chairman George Greenwood asks what the difference in square footage would be from the old structure to the new.
 - Code Enforcement Nick Adams informs him that he and the applicant met briefly before the meeting and they have put together new numbers for the application:
 - The total lot size is 74,050 square feet, and it is a non conforming lot.
 - The existing total floor space square footage equals 904 square feet.

- There are only three (3) accessory structures on the lot, not four (4) and the total ground footprint of these structures is 1,296 square feet. The total floor space is 1,680 square feet.
 - The lots total existing impervious surface square footage is 10,921 square feet, which is 14.7% of the lot.
 - For the proposed development the change in lawn size will be zero (0) square feet.
 - Changes in buffers are currently unknown.
 - The change in building footprint from the old structures to the new will only be 769 square feet, not the 3,518 square feet as noted on the application.
 - The numbers for the walkways and driveways shown on the application are also incorrect, as the new house will be decreasing their size.
 - As of now the total changes to impervious surface will be 12,782 square feet, with a percentage of 17.3% impervious surfaces. This is over the allowed percentage by 2.3%. This is 1,675 square feet over the allowed impervious surface ratio. If the footage of the driveways and patios (1,092 square feet) is subtracted from this number, you end up with a total of 582 square feet over the impervious surface ratio.
 - If the applicant is able to re-vegetate another 600 square feet of impervious surfaces the application will meet the town's requirements.
 - The project will include a new septic system.
 - The applicant intends to place dry wells on the site to control run off from the roof.
 - The board will require Androscoggin Valley Soil and Water Conservation to inspect the site to make any recommendations for runoff and erosion control.
 - All new construction will be more than one hundred feet (100') from the water.
 - Vice Chairman William Foster makes a motion to accept the checklist for Walter Levesque, Formal Shoreland Zoning Application – Map 5, Lot 26B as complete, seconded by member James Porter. No discussion.
- Vote: YES – 4 NO – 0
- Member William Willett makes a motion to approve the Formal Shoreland Zoning Application for Walter Levesque – Map 5, Lot 26B, seconded by Member James Porter. The applicant will be required to submit a plan to the Code Enforcement Officer that shows he has met the zoning requirements for impervious surface ratio before a building permit is to be issued. The standard shoreland zoning conditions of approval boiler plate will apply, and can be found in the parcel file with the application.
- Vote: YES – 4 NO – 0

OTHER BUSINESS

Town of Poland, Waterhouse Park Informational – Map 10, Lot 28

- Fred Huntress and Don Stover, Co-Chairmen of the Conservation Commission are before the board regarding a potential expansion the current Waterhouse Park. Waterhouse Park is located near the fire station at Waterhouse Brook. Currently there is a dam on the site, which is often used as a public spot for fishing, kayaking, or relaxing.
- The Conservation Commission would like to build a bridge over the dam that would allow members of the community to cross safely, instead of using the road which is very narrow.
 - This would likely include some minor engineering.
 - Vice Chairman William Foster asks what the bridge would be made of.
 - Don Stover is not sure what they will go with yet. The prefabricated dock structures made of aluminum would solve the engineering issues and would be relatively easy to install.
 - Member James Porter asks who owns the dam.
 - CEO Nick Adams informs him that as far as he is aware, the town was given the dam by the state once it was redone.
- Also, the Conservation Commission would like to add a small dock for kayaks and canoes, remove an existing unused well head, and some minor landscaping to clean up the spot.
 - The dock would be small, roughly four (4') by eight (8') feet.
- There is an existing gravel parking loop, which they would like to clean up. Also, large granite rocks could be added to show where the parking limitations are. Improvements to the parking area on the opposite side of the dam will most likely be required as well.
- The board asks what the Code Enforcement Officer thinks of the proposed ideas.
 - Code Enforcement Officer Nick Adams believes most of the project could be completed with permits, without needing Planning Board approval. The bridge would be the only part that would need to go before the board.
- In consensus, the board believes this is a good project.

ADJOURNMENT

Member James Porter makes a motion to adjourn at 8:15 pm, seconded by Vice Chairman William Foster. No discussion.

Vote: YES – 4 NO – 0

Recorded by Alex Sirois¹

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.

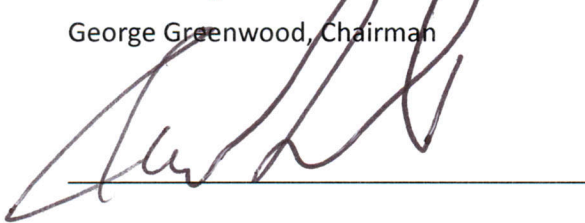
Date Approved:
Poland Planning Board



George Greenwood, Chairman



William Foster, Vice Chairman



James Porter, Secretary



William Willett, Member

ABSENT



Dawn Dyer, Member