

**Poland Planning Board Meeting**  
**June 24, 2014 – 7:00 pm**  
**Town Office Conference Room**

**MINUTES**

**CALL TO ORDER**

Chairman George Greenwood called the meeting to order at 7:04 pm with members James Porter, and Dawn Dyer present. Members William Foster and William Willet are absent without notification.

**MINUTES**

May 27, 2014

- The minutes for May 27, 2014 have been tabled until the next meeting.

**COMMUNICATIONS**

Copy of Planning Board Letter to Walter Levesque

Copy of Letter to Walter Levesque from Cumberland County Soil and Water Conservation

Copy of DEP Wetland Alteration Permit – CN Brown

**OLD BUSINESS**

Joseph Cimino, Revised Sketch Plan Application – Map 6, Lot 47

- Stuart Davis of Davis Land Surveying is before the board representing Joseph Cimino. They went before the board in February with a similar plan. The new plan shows the changed orientation of the 4800 square foot, one (1) story spec building. A tenant or use of the building has not been determined at this time.
- The current plan shows forty-two (42) parking spaces, with one (1) entrance to route 26.
- A landscaping plan has not yet been created.
- The project as presented will require a tier one (1) DEP permit for wetland filling.
- The proposed driveway will be 980' from the Hines Road entrance.
- Brian Bonney, 39 Hines Road would like to see additional copies of the plans for public review available at future meetings.
  - The board reminds him that all of the information is available on the town's website prior to the meeting.
- Brian Bonney, 39 Hines Road asks what the size of the retention pond will be.
  - Stuart Davis is still working through the phosphorus calculations, so the size has not yet been determined.
- Barbara Stevens, 509 Maine Street has a complaint about the amount of noise coming from the existing gun range. She recalls the applicant stating there would be no noise from the gun range before it was built, and now she hears it.
  - Chairman George Greenwood reminds Mrs. Stevens that the gun range is not before the board for discussion at the moment, and she would need to make a complaint to the Code Enforcement Office.

- Brian Bonney, 39 Hines Road would like to make sure this complaint is noted in the minutes. He agrees with what Mrs. Stevens is saying, and believes there is a serious issue.
  - Member James Porter again makes it clear that a complaint would need to be made to the Code Enforcement Officer, and that the Planning Board does not handle violations.
- Kathy Mocchiola questions if the tenant will have any sway in the board's decision. For example, she feels as though a pharmacy next to a gun dealer would be a bad decision.
  - Member James Porter reminds her that this is only a sketch plan application and in order to get site plan approval they would take the building's use into consideration.
- Member James Porter makes a motion to accept the checklist for Joseph Cimino, Revised Sketch Plan Application – Map 6, Lot 47 as complete, seconded by Member Dawn Dyer. No discussion.  
Vote: YES – 3 NO – 0
- Member James Porter makes a motion that no site walk is necessary at this time, seconded by Member Dawn Dyer. No discussion.  
Vote: YES – 3 NO – 0
- Lester and Barbara Stevens again comment on the amount of noise coming from the gun range.
- Brian Bonney returns at the end of the meeting again questioning how someone is allowed to continue to develop a lot with an occurring violation.
  - Again the board reminds him that this is just a sketch plan application, not pertaining to the gun range. They do ask CEO Nick Adams if he can research the approval of the gun range to see if sound was mentioned.

### **NEW BUSINESS**

None

### **OTHER BUSINESS**

Board Reorganization

- Reorganization will be tabled until the start of the next meeting.

Village Kitchen Parking

- C.N. Brown recently purchased the Village Kitchen and they are interested in parking trucks in the existing gravel area behind the store. It would be considered an accessory use to the existing convenience store. Code Enforcement Officer Nick Adams is interested in the board's opinion.
  - Member Dawn Dyer asks if this would create too many entrances.
    - CEO Nick Adams states the code allows two entrances per road. He thinks removing the second entrance on route 26 and instead having it on 122 would be a better alternative.
    - Member Dawn Dyer asks how far apart the entrances must be, and CEO Nick Adams informs her it is based on sight distances and DOT.

- Member James Porter asks what this area was before it was turned into a parking lot for DOT storage.
  - As far as CEO Nick Adams is aware, it was a wetland.
- The board would like CEO Nick Adams to ask C.N. Brown if they will consider removing the Route 26 parking lot entrance, and instead install a new one on Route 122 due to life safety concerns.

#### **ADJOURNMENT**

Member James Porter makes a motion to adjourn at 7:57 pm, seconded by Member Dawn Dyer. No discussion.

Vote: YES – 3 NO – 0

Recorded by Alex Sirois

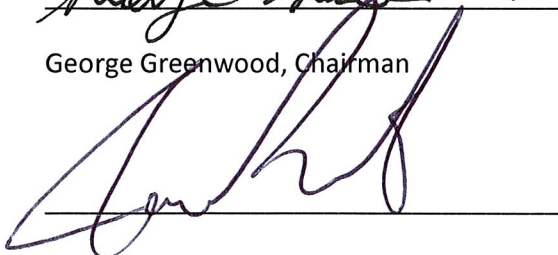
Date Approved:  
Poland Planning Board



George Greenwood, Chairman

ABSENT

William Foster, Vice Chairman



James Porter, Secretary

ABSENT

William Willett, Member



Dawn Dyer, Member