

**Poland Planning Board Meeting
August 26, 2014 – 7:00 pm
Town Office Conference Room**

MINUTES

CALL TO ORDER

Chairman William Foster called the meeting to order at 7:00 pm with members James Porter, Charles Finger, George Greenwood, Dawn Dyer, and Alternate Jeremy Lothrop present. Jeremy Lothrop will not be a voting member this evening.

MINUTES

None

COMMUNICATIONS

Copy of Planning Board Letter to Brookdale Village LLC

Copy of Planning Board Letter to Joseph Cimino

DEP Request for Project Review

OLD BUSINESS

Joseph Cimino, Findings of Fact – Map 6, Lot 47

- Vice Chairman James Porter makes a motion to accept the written findings of fact as presented, seconded by Member George Greenwood. No discussion.

Vote: YES – 5 NO – 0

Brookdale Village LLC, Findings of Fact – Map 4, Lot 19

- Chairman William Foster makes it clear that they will be voting on the findings for the site plan application only.
- Vice Chairman James Porter makes a motion to accept the written findings of fact as presented, seconded by Member George Greenwood. No discussion.

Vote: YES – 5 NO – 0

Brookdale Village LLC, Preliminary Major Subdivision Application – Map 4, Lot 19

- Norm Chamberlain informs the board that they have addressed all of their concerns and they will be back before them at the next meeting. There was not enough time to submit the revised plans. They are also still waiting on the permit from DEP.

NEW BUSINESS

William and Jennifer Heise, Formal Shoreland Zoning Application – Map 48, Lot 3, 4, 17, 18

- Kerry McCormack is representing William and Jennifer Heise. They are requesting to build a new single family four (4) bedroom home on Thompson Lake.

- Vice Chairman James Porter questions if it is going to be a three (3) bedroom or four (4). The cover letter says three (3).
 - It will be a four (4) bedroom.
- The Building envelope and structure will be no closer than one hundred feet from the high water mark. The septic system will be on the lot across the road from the house. The septic system will be designed for future expansion, as they may build a second single family home across the road.
 - The proposed well location has not been shown on the plans.
- The canopy opening will be about 9,210 feet, and the impervious surface ratio of the lot in the shoreland zone will be 8.09%.
 - CEO Nick Adams believes the canopy opening cannot exceed fifteen percent (15%) of the lot area or 7500 square feet, whichever is greater. The proposed canopy opening does appear to be over the fifteen percent (15%) and 7500.
 - The board requests the applicant revisit this portion of the application and meet the requirement before a building permit is issued.
- If approved they would begin the project this fall and they hope to have it completed by summer, 2015.
 - Vice Chairman James Porter asks if the four contiguous lots (separated by the road) have been made two, and they have.
- Member George Greenwood makes a motion to accept the checklist for William and Jennifer Heise, Formal Shoreland Zoning Application – Map 48, Lot 3, 4, 17, 18 as complete, seconded by Vice Chairman James Porter. No discussion.
 Vote: YES – 5 NO – 0
- Member George Greenwood makes a motion to approve the Formal Shoreland Zoning Application for William and Jennifer Heise, Map 48 lots 3, 4, 17, and 18 with the understanding that they will adjust the canopy opening to meet the land use code requirement of fifteen percent (15%) or 7500 square feet, Androscoggin Valley Soil and Water will provide them with a erosion control and re-vegetation plan, and also included are the standard shoreland zoning boiler plate requirements. Chairman William Foster would like it noted that this approval is for a four bedroom home. A copy of the approval letter from the board can be found in the parcel file.
 Vote: YES – 5 NO – 0

OTHER BUSINESS

None

ADJOURNMENT

Member Charles Finger makes a motion to adjourn at 7:42 pm, seconded by Vice Chairman James Porter. No discussion.

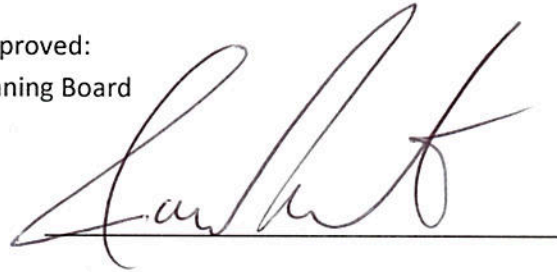
Vote: YES – 5 NO – 0

Recorded by Alex Sirois

Date Approved:
Poland Planning Board



William Foster, Chairman



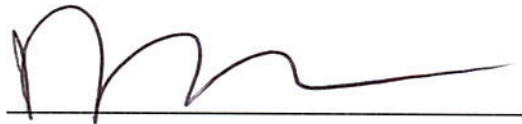
James Porter, Vice Chairman



Charles Finger, Secretary



George Greenwood, Member



Dawn Dyer, Member



Jeremy Lothrop, Alternate