

**Poland Planning Board Meeting
September 23, 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. Mr. Lothrop will not be a voting member this evening.

MINUTES

August 12, 2014

- Vice Chairman James Porter makes a motion accept the minutes for August 12, 2014 as presented, seconded by Member George Greenwood. The board would like to see names listed when a vote is not unanimous.
Vote: YES – 5 NO – 0

August 26, 2014

- These minutes are not available at this time.

September 9, 2014

- These minutes are not available at this time.

OLD BUSINESS

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

- A letter from the abutter confirming the property line location has been submitted.
- A plan showing the entire subdivision has been included.
- A formal opinion from the fire chief has been submitted.
- Guard rails have been included on the subdivision plan.
- Street lights will be included at the park's intersections.
- Tree's larger than 24" DBH have been shown on the plan.
- A letter from Inland Fisheries and Wildlife approving of the deer wintering area has not been received at this time.
 - Norm Chamberlain reminds the board that Inland Fisheries would review the DEP site location permit. If they did not approve of the deer wintering area they would not allow DEP to issue the permit. They specifically requested the buffer of one-hundred feet (100') along each side of the stream, so Mr. Chamberlain is confident they will have no problems with what has been presented.
 - The board would prefer to see a document stating that.
 - Mr. Chamberlain suggests it is made a condition of approval, since it may take some time to receive.
 - The board is ok with leaving it as a condition, and they add that a report from a third party wildlife biologist will also be acceptable.
- Vice Chairman James Porter asks Mr. Chamberlain if the applicant is planning on putting a fence or barrier around the retention pond.

- Mr. Chamberlain does not feel as though fences or signage are truly effective, and he suggests that they have that discussion before final approval. They will be installing a safety bench as shown on the plans.
 - CEO Nick Adams will draft the findings for the next meeting.
 - Vice Chairman James Porter makes a motion to approve the Preliminary Major Subdivision Application for Brookdale Village LLC – Map 4, Lot 19, contingent upon the Department of Environmental Protection's approval and a letter from Inland Fisheries and Wildlife or a certified wildlife biologist approving of the deer wintering area. The criteria of Title 30-A, M.R.S.A. Section 4404 and the standards of sections 612 and 613 have been met by the preliminary plan. Seconded by Member George Greenwood. No discussion.
- Vote: YES – 5 NO – 0

NEW BUSINESS

Deborah L. Harmon, Formal Shoreland Zoning Application – Map 44, Lot 79

- Stuart Davis is representing Deborah Harmon.
 - The existing camp at 155 Birch drive is on piers that are deteriorating.
 - The lot is 15,731 square feet. The existing structure had 1,962 square feet of living area. The proposed plan shows a reduction of the living area to 1,904 square feet. The existing lot is about forty-one percent (41%) impervious surface. The proposed plan would give the lot an impervious surface ratio of fifteen percent (15%) or less.
 - The applicant proposes moving the entire camp away from the water about thirty feet (30'). This will drastically reduce the impervious surfaces on the lot, as the new structure will sit where the existing parking area is. This will also put the house and garage more than one hundred feet (100') from the high water mark.
 - Vice Chairman James Porter questions what the one hundred and two (102) square foot structure near the water is.
 - According to Mr. Davis it is an existing concrete pad that the applicant's dock attaches to.
 - Ten (10) trees would be removed, and replacements would be planted as shown on the planting plan.
 - There is an existing a-frame shed on the lot that will remain.
 - The walking path shown on the plans will be made of bark mulch.
 - According to Comprehensive Land Use Code section 504.3E, Non Conforming Structures, the Planning Board may reduce the setback from the side property line to no less than twenty feet (20').
 - Chairman William Foster asks the applicant how far the existing structure is from the side property lines.
 - Mr. Davis informs him it is about twenty-five feet (25') from each side.
 - The Board reaches the consensus that since the applicant is reducing the impervious surfaces and moving the structure further from the water, that they will allow the reduced setback.
 - An abutter makes a statement that they are in full support of the project.
 - Member George Greenwood makes a motion to accept the checklist for Deborah L. Harmon, Formal Shoreland Zoning Application – Map 44, Lot 79 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 Deborah L. Harmon – Map 44, Lot 79 with the standard conditions of approval boiler plate language, seconded by Vice Chairman James Porter. A copy of the letter to Deborah L. Harmon 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 8:16 pm, seconded by Vice Chairman James Porter. No discussion.

Vote: YES – 5 NO – 0

Recorded by Alex Sirois

Date Approved:
Poland Planning Board

A handwritten signature in dark ink, appearing to read 'William Foster', written over a horizontal line.

William Foster, Chairman

A handwritten signature in blue ink, appearing to read 'James Porter', written over a horizontal line.

James Porter, Vice Chairman

A handwritten signature in dark ink, appearing to read 'Charles Finger', written over a horizontal line.

Charles Finger, Secretary

A handwritten signature in dark ink, appearing to read 'George Greenwood', written over a horizontal line.

George Greenwood, Member

A handwritten signature in dark ink, appearing to read 'Dawn Dyer', written over a horizontal line.

Dawn Dyer, Member

A horizontal line representing a signature, with no visible handwriting.

Jeremy Lothrop, Alternate