

**Poland Planning Board Meeting
February 10, 2015 – 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, George Greenwood, Dawn Dyer, and Jeremy Lothrop present. Member Charles Finger was absent with notification. Alternate Jeremy Lothrop will be a voting member.

Public Attendance: Code Enforcement Officer Nick Adams, Recording Secretary Alex Sirois, Pete Green

MINUTES

November 25, 2014

- Vice Chairman James Porter makes a motion to accept the minutes for November 25, 2014 as presented, seconded by Member George Greenwood. No discussion.
Vote: YES – 4 NO – 0 ABSTAINED – 1 (D. Dyer, Absent)

December 11, 2014

- Vice Chairman James Porter makes a motion to accept the minutes for December 11, 2014 as written, seconded by Member Dawn Dyer. No discussion.
Vote: YES – 3 NO – 0 ABSTAINED – 2 (G. Greenwood & J. Lothrop,
both were absent)

COMMUNICATIONS

Thank You Card

- The Board would like to know how much Member Charles Finger paid for the flowers so he can be reimbursed.
 - CEO Nick Adams will find out this week.

OLD BUSINESS

None

NEW BUSINESS

Land Use Amendment Workshop

- Zoning Map Overlays
 - This new zoning map is a work in progress. There are no new zoning changes, it is all styling. This map would use hash lines, and colors to show overlays.
 - The committee feels that the solid, brighter colors are easier to see.
- Backlots

- Peter Green from 14 White Oak Hill goes before the board requesting this change to the land use code. He has the opportunity to buy a large amount of land near his house that would allow him to give his children house lots.
- At the last meeting the board requested the proposed amendment be limited to one (1) back lot house only, but Mr. Green asks if they would consider leaving it as written.
 - The board decides to leave it as written and not reduce the limit to one (1) back lot house.
 - The Planning Board requests that recording secretary Alex Sirois reach out to the Conservation Commission and personally invite them to the public hearing.
- Signs
 - This amendment has not been updated yet.
- Street Opening & Street Acceptance
 - These two (2) changes would not be enforced by the Planning Board or Code Enforcement Officer.
 - This would be a new ordinance for the opening of roads for utilities. Currently there is no enforcement authority and town roads can be opened right after they are rebuilt. It would not be a part of the CLUC.
 - The street acceptance ordinance will better explain what the town requires in order to get a road accepted.
- Miscellaneous Acts in the Right of Way
 - This is another ordinance that would not be a part of the CLUC or enforced by the Planning Board and Code Enforcement Officer.
 - This would provide an ordinance for the road right of ways, and objects placed within the right of ways.
- Digital Road Plans on Grid
 - This amendment would require new roads to submit digital plans with multiple control points in order to import it into GIS.
- Car Washes in Aquifer Protection
 - Currently auto washing facilities are prohibited in the aquifer protection zone. This amendment would allow the use in the aquifer protection zone as long as it is either hooked up to the sewer system or using an approved reclaim system.
 - The reclaim system is inspected and licensed by DEP.
 - The Board would like a little more education on the reclaim system. It is suggested that the gentlemen interested in opening a car wash in town attends the public hearing to speak on this.
 - The Board would like to see this split as two warrant articles, one for the sewer option, and one for the reclaim system. Additionally, they suggest adding language so that if both options pass, hooking up to the sewer system is required and if it is not available only then would the reclaim system be allowed.
- 508.30 Pitched Roof

- Code Enforcement Officer Nick Adams would like the Board's opinion of the mansard roof at the new McDonald's.
 - The board expected a different look than what was built. They would like to see the requirements for a pitched roof changed, to include the screening of all roof equipment.
 - There will be more discussion on this topic in the future.
- Multi Family Dwellings
 - There was some discussion about bringing some elderly housing to town. The current code requires up to 40,000 square feet as a minimum lot size for three or more units. CEO Nick Adams would like to know if the board would have any interest in reducing that number for multifamily dwellings that would have access to public sewer.
 - The Board thinks that reducing the number should only be allowed for elderly housing, not all multifamily dwellings.
- 508.30D Landscaping
 - This amendment would minimize the required buffer for commercial properties. The current landscaping requirements basically shield the commercial use from the road.
- 2015 Building Codes
 - We may be changing from the 2009 to 2015 building codes. This is still up in the air, as there may be some changes at the state level to the statute requiring acceptance of a building code. It is doubtful that this will be addressed at this year's town meeting.
- Setbacks For an Accessory Structure in the Shoreland Zone
 - The intent of this amendment is to allow a reduction in the required setback from the road for accessory structures. This would keep them further away from the water. All other relevant sections of the ordinance would need to be met. Mr. Adams has not run this by the Town's attorney yet, so he does not know if this would be allowed.
- Cluster Subdivision
 - Member George Greenwood suggests clarifying the cluster subdivision ordinance by adding separate road standards.
 - CEO Nick Adams reminds him that cluster subdivisions already have their own road standards. What needs to be clarified is the point that roads constructed to these standards will not be eligible for acceptance as a town road.
 - The Board agrees.
- Public Hearing
 - CEO Nick Adams asks the Board if they would like to hold a public hearing at the next meeting in order to get some of these items placed on the warrant in time.
 - The Board is ok with this.

OTHER BUSINESS

None

ADJOURNMENT

Vice Chairman James Porter makes a motion to adjourn at 9:25 pm, seconded by member George

Greenwood. No discussion.

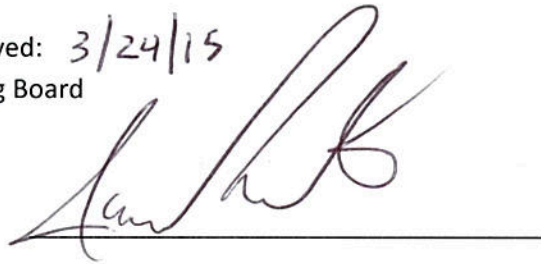
Vote: YES – 5 NO – 0

Recorded by Alex Sirois

Date Approved: 3/24/15
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 dark ink, appearing to read "James Porter", written over a horizontal line.

James Porter, Vice Chairman

A B S E N T

Charles Finger, Secretary

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

Dawn Dyer, Member

George Greenwood, Member

A handwritten signature in dark ink, appearing to read "Jeremy Lothrop", written over a horizontal line.

Jeremy Lothrop, Alternate