

**Poland Planning Board Meeting  
February 24, 2015 – 7:00 pm  
Town Office Conference Room**

**MINUTES**

**CALL TO ORDER**

Chairman William Foster calls the meeting to order at 7:00 with members James Porter, George Greenwood, and Dawn Dyer present. Members Charles Finger and Jeremy Lothrop are absent with notification.

**Public Attendance:** Code Enforcement Officer Nick Adams, Town Manager Bradley Plante, Fred Huntress and Peter Green.

**PUBLIC HEARING**

- Vice Chairman James Porter makes a motion to open the public hearing for land use code amendments at 7:01 pm, seconded by Member George Greenwood. No discussion.  
Vote:                YES – 4                NO – 0
- Article 3, Section 508.7, Multi Family Dwellings Structure.
  - Amendment would change the net residential density from 40,000 to 20,000 square feet per dwelling unit. Elderly housing Buildings that are served by a public sewer system the net residential density shall equal or exceed five thousand (5,000) sq. ft. per dwelling unit. Residential Apartment Buildings that are served by a public sewer system the net residential density shall equal or exceed ten thousand (10,000) sq. ft. per dwelling unit.
- Article 4, Section 508.18.j, Signs.
  - Amendment would change the word use to lot.
- Article 5, Section 508.30.D, Downtown District Design Standards
  - Amendment would change the landscaping plan for the south village. As it is now, the landscaping plan would shield the property from the road.
    - Vice Chairman James Porter would like to see large copies of the existing and proposed landscaping plans at town meeting.
    - Fred Huntress would like White Pines prohibited from landscaping plans. They often grow quick and crowd other species.
      - This will be addressed in the future.
- Article 6, Section 506.2.H.2 and 508.30, Filling of more than 5,000 yards in the R-2 zoning District and Downtown Design Standards
  - Minor changes
- Article 7, Section 805.2 Street Construction Standard Plans
  - Amendment would require all new surveys of proposed accepted streets to include vertical and horizontal datum to better incorporate them into the town's GIS system.
- Article 8, Section 507.2., and 508.27.B.1.d, front setbacks for accessory structures located on a non-conforming lot in a Shoreland zoning district
  - Amendment would no longer allow the Planning Board to grant a reduced setback for accessory structures on a non conforming lot. Instead a new footnote will be added allowing a 25' setback for accessory structures from the edge of the right of way for a non conforming lot.
  - According to the Town's Attorney prior to the amendment this section was not legal.

- Article 9, Section 508.28.F, Auto Washing Facilities in the Aquifer Protection District
  - Currently car washes are not allowed in the aquifer protection district. This amendment would allow them as long as they are connected to a licensed waste water reclaim system.
    - It will be added that this is only allowed in areas that the sewer is unavailable.
- Article 10, Section 508.28.F, Auto Washing Facilities in the Aquifer Protection District
  - Currently car washes are not allowed in the aquifer protection district. This amendment would allow them as long as they are connected to a sewer system.
- Article 11, Sections, 509.2, 509.10 Backlots, and Chapter 8 Street Construction Standards
  - The Town's Attorney has made a few minor changes to words etc.
  - This amendment creates the option for multiple homes on a smaller back lot driveway with a turn around.
  - Fred Huntress, representing the conservation commission, does not approve of this amendment. He feels that it is very confusing, and would push Poland in the wrong direction.
    - The Board feels that this change would not create an option that does not already exist. It would simply make the process a little easier.
    - Mr. Huntress asks why this article does not say "Planning Board Recommends Approval" at the top.
      - They will be voting on that later in the meeting.
    - Peter Green has an option to acquire 39 acres behind his house and he would like to help his kids with a couple of house lots. The amendment will allow him to do that and he appreciates the board's time on the subject.
- Article 12, Section 508.18, Signs
  - Amendments are similar to the changes proposed for last year's town meeting with a few changes. The most drastic changes are the increase of sign square footage for the downtown village district, and sign height.
- Vice Chairman James Porter makes a motion to close the public hearing at 8:05 pm, seconded by Member George Greenwood. No discussion.

Vote: YES – 4 NO – 0

- Changes from the Public Hearing:
  - Article 3, moving forward as written.
  - Article 4, 122 will be added.
  - Article 5, moving forward as written, plans will be available at town meeting.
  - Article 6, heading will include Chapter 14 definitions
  - Article 7, moving forward as written
  - Article 8, moving forward as written
  - Article 9, if no public sewer is available only then will the reclaim system be allowed.
  - Article 10, moving forward as written
  - Article 11, grid north will be added
  - Article 12, unique will be changed to natural
- Vice Chairman James Porter makes a motion to accept all of the presented articles with the changes mentioned above and recommend them to the selectmen for the 2015 annual town meeting warrant, seconded by Member George Greenwood. No discussion.

Vote: YES – 4 NO – 0

## MINUTES

February 10, 2015

- The minutes for February 10, 2015 are not available at this time.

## COMMUNICATIONS

None

## OLD BUSINESS

None

## NEW BUSINESS

None

## OTHER BUSINESS

None

## ADJOURNMENT

Vice Chairman James Porter makes a motion to adjourn at 8:30 pm, seconded by Member George Greenwood. No discussion.

Vote: YES – 4 NO – 0

Recorded by Alex Sirois

Date Approved:  
Poland Planning Board



William Foster, Chairman



James Porter, Vice Chairman

A B S E N T



Charles Finger, Secretary



George Greenwood, Member

A B S E N T



Dawn Dyer, Member



Jeremy Lothrop, Alternate