

**Poland Planning Board Meeting  
March 24, 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, Dawn Dyer, and Jeremy Lothrop present. Members Charles Finger and George Greenwood are absent with notification. Jeremy Lothrop will be a voting member this evening.

**Public Attendance:** Code Enforcement Officer Nick Adams, Recording Secretary Alex Sirois, and Rick Valentine.

**MINUTES**

February 10, 2015

- Vice Chairman James Porter makes a motion to accept the minutes for February 10, 2015 as presented, seconded by Member Dawn Dyer. No discussion.  
Vote:            YES – 4            NO – 0

February 24, 2015

- The minutes for February 24, 2015 are not available at this time.

**COMMUNICATIONS**

None

**OLD BUSINESS**

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

- Pursuant to section 608.1 of the Comprehensive Land Use Code the applicant must make a formal request in writing in order to receive an extension for preliminary subdivision application. The applicant has submitted this request, due to a delay in the permitting process with the Department of Environmental Protection and Inland Fisheries.
- Vice Chairman James Porter makes a motion to extend the Brookdale Village LLC Preliminary Major Subdivision Application for an additional six (6) months due to a state permitting delay, seconded by Member Dawn Dyer. No discussion.  
Vote:            YES – 4            NO – 0

**NEW BUSINESS**

Tiger Woods Minor Subdivision, Pre-application Sketch Plan Review – Map 17, Lot 52E

- Rick Valentine, from Surveyworks Inc. is representing the applicant Mary Anne Courbron. Her property is located on the Tiger Hill Road in Poland. The application is for a one (1) lot, three (3) acre subdivision.

- Vice Chairman James Porter asks how it is a one (1) lot subdivision when you they are actually creating two (2) lots.
  - Mr. Valentine agrees that they are essentially creating two (2) lots and he can show it that way on the next plan. The applicant is before the board with this unique subdivision because of the history of the property. Some lots were gifted to family members a few years ago, which created an illegal subdivision. All of the land was then conveyed back to the original owner, Mary Anne Courbron and a consent agreement was created stating that whenever a lot was to be sold it would need to first go before the Planning Board.
    - Code Enforcement Officer Nick Adams interjects that a consent agreement was never signed by the town. A consent agreement was proposed by the Courbrons. Mr. Adams issued a notice of violation in 2012, for the illegal subdivision. It required the land to be combined as one (1) lot, or the completion of a subdivision application. He also informs the board that it is being called a one (1) lot subdivision because only one (1) lot will be buildable. The second lot will not have the required road frontage and will only have an access right of way.
      - Member Dawn Dyer asks if this parcel is currently in violation.
        - CEO Nick Adams informs her that the lot currently before the board is not in violation. There may be some violations on some of the other lots in the area.
      - The Town's attorney has reviewed the application.
        - Mr. Adams suggests that the board consider waiving the cluster subdivision requirement.
  - CEO Nick Adams informs Mr. Valentine that the plan incorrectly shows the name of Herrick Valley Road as Tenney Road. He also states that the plan should show the access right of way for lot two (2) and clearly state that any future development will need to go back before the Planning Board.
    - Zoning setbacks should also be included on the plan.
  - An older subdivision plan shows a wetland complex that is not shown on the new plan.
    - Mr. Valentine will look into this.
- There is no public comment on the application.
- Mr. Valentine asks the board if they will need to provide all of the phosphorus and hydrogeologic information for the second lot on the next application since it will not be developed at this time. It can be done, but it will likely be outdated by the time any development takes places.
  - CEO Nick Adams does not believe the hydrogeologic study is required, but that decision is up to the Board.
    - The Board has decided not to grant waivers for the project due to the complicated nature of the previous development.
      - They will however, waive the requirement for cluster subdivision.

- Vice Chairman James Porter makes a motion to accept the checklist for Tiger Woods Minor Subdivision, Pre-application Sketch Plan Review as complete, seconded by Member Dawn Dyer. The subdivision does include two (2) lots, one (1) of three (3) acres and one (1) of (25) acres. The board will waive the cluster subdivision requirement, but will require a phosphorus export study for both lots. An escrow account of \$700 will need to be established for review.  
Vote: YES – 4 NO – 0
- Vice Chairman James Porter makes a motion that a public hearing and a site walk will not be required for this application, seconded by Member Dawn Dyer. No discussion.  
Vote: YES – 4 NO – 0
- This application is being considered a minor subdivision and a final application will need to be submitted within six (6) months.

#### OTHER BUSINESS

The Board discusses the upcoming town meeting, and how to approach the Land Use Warrant Articles.

- Chairman William Foster will represent the Board when necessary. He requests that the Code Enforcement Officer still address specific questions.

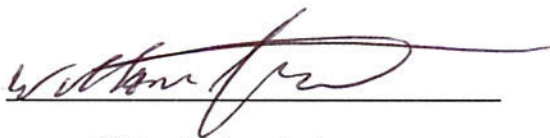
#### ADJOURNMENT

Vice Chairman James Porter makes a motion to adjourn at 8:09 pm, seconded by Member Dawn Dyer. No discussion.

Vote: YES – 4 NO - 0

Recorded by Alex Sirois

Date Approved:  
Poland Planning Board



William Foster, Chairman

A B S E N T

Charles Finger, Secretary



Dawn Dyer, Member



James Porter, Vice Chairman

A B S E N T

George Greenwood, Member

Jeremy Lothrop, Alternate