

**Planning Board Agenda
May 12, 2015 – 7:00 pm
Town Office Conference Room**

MINUTES

CALL TO ORDER

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

Public Attendance: Code Enforcement Officer Nick Adams, Recording Secretary Alex Sirois, Roland Metayer, Elaine Breton, Jeanne Radziszewski, Stephen Pulsifer, and John Alden.

MINUTES

March 24, 2015

- Vice Chairman James Porter makes a motion to accept the minutes for March 24, 2015 as presented, seconded by member Dawn Dyer. No discussion.

Vote: YES – 3 NO – 0 ABSTAINED – 1 (G. Greenwood)

April 14, 2015

- The Minutes for April 14, 2015 are not available at this time.

April 28, 2015

- The Minutes for April 28, 2015 are not available at this time.

COMMUNICATIONS

Copy of Planning Board Letter to Dennis Ferland

Copy of Planning Board Letter to the Town of Poland

Board of Appeals Decision Letter

OLD BUSINESS

Tiger Woods Minor Subdivision – Map 17, Lot 52E

- The Tiger Woods Subdivision application was tabled until this meeting; however the applicant was unable to attend.
- Member George Greenwood makes a motion to table the Tiger Woods Subdivision Application – Map 17, Lot 52E until the next meeting, seconded by Vice Chairman James Porter. No discussion.

Vote: YES – 4 NO – 0

NEW BUSINESS

Roland Matayer, Formal Shoreland Zoning Application – Map 38, Lot 9

- Roland Metayer is before the board seeking permission to fill a portion of his land on Middle Range Pond. The section of fill is roughly sixty-five feet (65') by sixty-five feet (65') and approximately one foot (1') deep. Due to the amount of fill, Planning Board approval is required.

- Code Enforcement Officer Nick Adams informs the board of the history of the parcel. There have been previous permits issued for filling to create parking, and a tent site. A Permit By Rule for filling to increase the lawn area from the Department of Environmental Protection was denied in 2001.
 - According to Mr. Metayer it was denied due to a delay in getting pictures to them in time.
 - Nick is concerned that the filled area will be used as parking. A parking area would not be allowed that close to the water. Filling to fix an existing drainage or erosion problem would be allowed.
 - Member Dawn Dyer asks the applicant why they need to fill this area.
 - Mr. Metayer informs the board that he uses the spot as a picnic area. About five (5) years ago it started taking longer into the season for it to dry. The lot is currently unusable until July.
 - Vice Chairman James Porter asks the applicant where they park when they visit the lot, and he informs him they usually park in the area that would be filled.
- Sue Gammon from Androscoggin Soil and Water Conservation has inspected the site, and she did not have any problems with the proposed filling. She did have a couple of suggestions in regards to run off control.
 - Member George Greenwood reminds the rest of the board that Sue Gammon has been to the site and approves of the filling as long as the recommended corrections are made. She is the professional, and he trusts her judgment.
 - Sue Gammon has requested that the applicant allow more vegetation to grow near the berm in order to absorb more of the water.
 - The Board would like to see some small shrubs planted near the water in addition to letting more vegetation grow.
- Code Enforcement Officer Nick Adams reminds the board that the project needs to meet the seven (7) findings in the land use code (CLUC) before a permit can be issued.
 - The Board feels as though the applicant can meet all of these findings.
 - Vice Chairman James Porter does not believe they are correcting an existing erosion problem.
- There is no public comment.
- Vice Chairman James Porter makes a motion that the submission checklist for Roland Matayer, Shoreland Zoning Application – Map 38, Lot 9 is complete, with the understanding that the phosphorus calculation form is not applicable in this application, seconded by Member George Greenwood. No discussion.
Vote: YES – 4 NO – 0
- Member George Greenwood makes a motion to approve the Shoreland Zoning Application for Roland Matayer – Map 38, Lot 9, with the understanding the all of the recommendations made by Androscoggin Valley Soil and Water Conservation are completed, and a three foot (3') wide buffer of vegetation between the existing berm and fireplace is created to include shrubs. The application meets one (1) through seven (7) of section 303.3.2.G of the Land Use Code (CLUC). The filled area will not be used for parking, seconded by Vice Chairman James Porter. Member Dawn Dyer reminds the applicant that all of the specific recommendations made by Androscoggin Valley Soil and Water must be followed.
Vote: YES – 4 No – 0

Stephen Pulsifer, Sketch Plan Application – Map 12, Lot 44

- John Alden is before the board representing Stephen Pulsifer. Mr. Alden is the tenant of the building. He is before the board with a sketch plan application to open a steak and seafood restaurant in the existing forty foot (40') by sixty foot (60') building.
- Mr. Alden does have an existing Department of Transportation entrance permit.

- Code Enforcement Officer Nick Adams thinks the sketch plan application looks ok. A good amount of information was missing. There are currently three (3) existing uses on the lot. A single family home, an existing non conforming auto repair garage, and there was a flea market at one time. There is no septic design on file.
- No new impervious area is being proposed.
- Vice Chairman James Porter does not feel as though the submitted sketch plan has all of the required information. The site plan application will need to be far more detailed. If a surveyor is not going to be hired, the submitted plans need to be as detailed as possible.
- The entire lot will be shown on the plot plan for the site plan application.
- Member George Greenwood makes a motion that the Sketch Plan Application checklist is complete for Stephen Pulsifer – Map 12, Lot 44, seconded by Member Dawn Dyer. No discussion.

Vote: YES – 4 NO – 0

- Member George Greenwood makes a motion to approve the Sketch Plan Application for Stephen Pulsifer – Map 12, Lot 44. A site walk is not required at this time, and surveyed engineered drawings will not be required for the site plan application as long as the applicant provides all of the required information, seconded by Vice Chairman James Porter. No discussion.

Vote: YES – 4 NO – 0

OTHER BUSINESS

None

ADJOURNMENT

Vice Chairman James Porter makes a motion to adjourn at 8:38 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



Dawn Dyer, Member

A B S E N T

Jeremy Lothrop, Alternate