

**Poland Planning Board Meeting
June 9, 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 Jeremy Lothrop is absent with notification.

Public Attendance: Code Enforcement Officer Nick Adams, Recording Secretary Alex Sirois, Rick Valentine, Jacqueline Webb, Sharon Rice, David Rodgers, Jim Walker, Mark Dubois, and Jay Frederick.

MINUTES

April 28, 2015

- Vice Chairman James Porter makes a motion to accept the minutes for April 28, 2015 as presented, seconded by Member Dawn Dyer. No discussion.

Vote: YES – 4 NO – 0

May 12, 2015

- The minutes for May 12, 2015 are not available at this time.

May 26, 2015

- The minutes for May 26, 2015 are not available at this time.

COMMUNICATIONS

Charles Finger Resignation Letter

Copy of Planning Board Letter to the Board of Selectmen.

- Chairman William Foster notes that Jeremy Lothrop is now a full voting member, as appointed by the Board of Selectmen.

OLD BUSINESS

Finding of Facts, Signing of Mylar, Tiger Woods Minor Subdivision – Map 17, Lot 52E

- Member George Greenwood makes a motion to accept the conditions of approval and written findings of fact for the Tiger Woods Subdivision – Map 17, Lot 52E, seconded by Vice Chairman James Porter. No discussion.

Vote: YES – 4 NO – 0

NEW BUSINESS

Poland Spring Bottling, Sketch Plan Application – Map 6, Lot 40B

- Mark Dubois and Jay Frederick are before the Board representing Nestle Waters, DBA Poland Spring Bottling. They are proposing a one hundred and sixty-one (161') by forty-five (45'), seven thousand square foot (7,000) expansion to create additional space for water processing. The project would require the relocation of existing exterior fuel tanks. The expansion will take place on an existing paved surface so there will be no new impervious surfaces. The driveway or parking area will not be increased in size. A traffic control system will be added since the driveway will only be wide enough for one (1) truck.

- The expansion will allow for additional filtration of the existing water. There should be no increase in product or traffic.
- Code Enforcement Officer Nick Adams has no concerns with the application submitted.
- Even though there will be no new impervious surfaces the Board would still like to have an escrow established for a third party review.
- Jacqueline Webb, 104 Spring Water road, asks the applicant if there are any other plans for expansion in the future, and there is not. Her concern is traffic. She also notes that the outbound trucks frequently pull out in front of her.
 - Mr. Dubois will discuss this with the shipping office.
- Member George Greenwood makes a motion to accept the check list for Poland Spring Bottling, Sketch Plan Application – Map 6, Lot 40B, as complete, seconded by Vice Chairman James Porter. No discussion.
Vote: YES – 4 NO – 0
- Vice Chairman James Porter makes a motion to approve the sketch plan application for Poland Spring Bottling – Map 6, Lot 40B, with a minimum escrow of \$700 to be established. A public hearing and site walk will not be necessary. Seconded by Member George Greenwood. No discussion.
Vote: YES – 4 NO – 0

Sharon C. Rice, Formal Shoreland Zoning Application – Map 18, Lot 2

- Sharon Rice, and engineer David Rodgers are before the board with a formal shoreland zoning application to renovate an existing cottage at 23 Bass Cove Lane. The structure was built in the late 1960's and was used as a summer cottage. There is a large amount of decay and mold taking place. The front of the cottage is seventy-five feet (75') from the normal high water line.
 - It appears as though the application states the structure is sixty-six feet (66') from the normal high water line. The survey does not have measurements on it.
 - Vice Chairman James Porter would like all of the forms corrected once the measurements are finalized.
- Proposed renovations would be a new roof, new basement, drainage, and a completely remodeled interior. Also the plan would involve a new septic system and well. The structure would need to be raised slightly, and the pitch of the roof would also need to be increased.
- Currently the septic tank and field sit just behind the camp.
- The structure is on the only flat area of the lot.
- The applicant would also like to build a new garage beyond one hundred feet (100') from the normal high water line. The septic system would also be moved back beyond one hundred feet (100').
- Code Enforcement Officer Nick Adams reminds the Board that if more than fifty percent (50%) of the market value of the structure is repaired or replaced, it is required to be moved to the greatest practical extent from the water. It needs to be decided where the greatest practical extent is.
 - The Board reaches the conclusion that due to the topography, slope, and character of the land the structure is currently in the best location on the lot.
 - Since they will allow the dwelling to remain in the current location they would like the concrete patio next to it converted to a pervious surface.
- Member George Greenwood makes a motion to accept the checklist for Sharon C. Rice, Formal Shoreland Zoning Application – Map 18, Lot 2, as complete, seconded by Vice Chairman James Porter. No discussion.
Vote: YES – 4 NO – 0
- Member George Greenwood makes a motion to approve the shoreland zoning application for Sharon C. Rice, Map 18, Lot2, with the following conditions: Androscoggin Soil and Water review the project, and that they update the survey and all submitted forms with the correct information. The Board has determined that the

structure currently exists at the greatest practical extent from the water, and that the Code Enforcement Officer can oversee the project from here on out. A site walk will not be required. The motion is seconded by Vice Chairman James Porter. No discussion.

Vote: YES – 4 NO – 0

OTHER BUSINESS

Code Enforcement Officer Nick Adams suggests adding marijuana as an exemption to the definition of agriculture, and then adding it in as its own use, to be allowed in certain districts and requiring site plan review. The Board of Appeals has recently decided that it is not agricultural.

- The Board what like to see what other towns are using for zoning regulations.

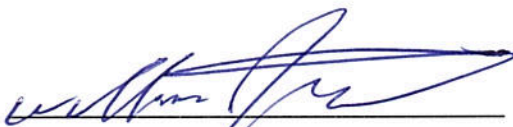
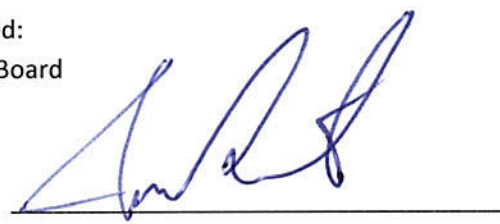
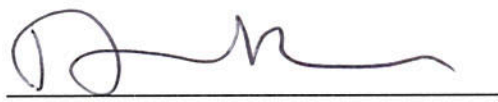

ADJOURNMENT

Member George Greenwood makes a motion to adjourn at 8:05 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
James Porter, Vice Chairman
Dawn Dyer, Member
George Greenwood, Member

A B S E N T

Jeremy Lothrop, Member