

**Poland Planning Board Meeting  
July 14, 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, Dawn Dyer, and Jeremy Lothrop present.

**BOARD REORGANIZATION**

- Vice Chairman James Porter makes a motion to nominate William Foster as chairman for a second year, seconded by Member Dawn Dyer. No other nominations.  
Vote:                YES – 5                NO – 0
- Member George Greenwood makes a motion to nominate Member Dawn Dyer as Vice Chair, seconded by Member James Porter. No other nominations.  
Vote:                YES – 5                NO – 0
- Member George Greenwood makes a motion to nominate Member James Porter as Secretary, seconded by Chairman William Foster. No other nominations.  
Vote                YES – 5                NO – 0

**MINUTES**

May 26, 2015

- Member George Greenwood makes a motion to accept the minutes for May 26, 2015 as presented, seconded by Member James Porter. No discussion.  
Vote:                YES – 4                NO – 0                ABSTAINED – 1 (D. Dyer, absent)

June 9, 2015

- The minutes for June 9, 2015 are not available at this time.

June 23, 2015

- The minutes for June 23, 2015 are not available at this time.

**COMMUNICATIONS**

Board of Appeals Notification

**OLD BUSINESS**

None

**NEW BUSINESS**

Monique Collins, Informational – Map 5, Lot 44

- Monique Collins is before the board seeking information in the process of starting a boat storage business at 200 Range Hill Road in Poland. Boat storage is not a use currently defined by the land use code. It would need to be added with performance standards created. This would need to be voted on at town meeting.

- Since there is no way the board can do anything about this at the moment, they will discuss this in the fall when they begin to plan land use code amendments for the next town meeting.

#### Brookdale Village, Final Major Subdivision Application – Map 4, Lot 19

- Norm Chamberlain is before the board representing Brookdale Village. He has been in contact with Nick quite a bit to make necessary changes to the plans. The preliminary plan was accepted in October and extended in March.
- Most of the changes to the plan have simply been clerical. Waivers granted will be added to the plan.
- The Board had requested a letter from Inland Fisheries and Wildlife or from a certified wildlife biologist stating that they had no issues with the proposed deer wintering area. The board did receive a letter from Jones Associates. There was also an email sent from staff at Inland Fisheries and Wildlife stating that since the development would be located in the already cleared field area, the impact on wildlife would be minimal. They did however recommend that a one hundred foot (100') buffer along the stream is maintained for deer passage.
  - The Board believes that the applicant has met the requirement for deer wintering areas.
- Member George Greenwood makes a motion that the application checklist for Brookdale Village, Final Major Subdivision is complete, seconded by Member James Porter. No discussion.  
Vote: YES – 5 NO – 0
- Member George Greenwood makes a motion to approve the application for Brookdale Village, Final Major Subdivision – Map 4, Lot 19, which includes phases four (4) through seven (7). A public hearing on the application will not be held. Seconded by Vice Chair Dawn Dyer. No discussion.  
Vote: YES – 5 NO – 0

#### C.N. Brown, Sketch Plan Application – Map 6, Lot 43

- Tom Saucier from Site Design Associates is before the Board representing C.N. Brown. C.N. Brown is the owner of the gas station and convenience store formerly known as the Village Kitchen located in the south side of town. The proposed plan will removed the existing kitchen operation and replace it with a 1,050 square foot Dunkin Donuts and drive through.
- The project would be mostly interior and there would be no addition to the building.
- The existing redemption center will be converted into a driver's room.
- DOT requires a queue space of fifteen (15) cars for the drive through.
- The project will generate an additional one hundred (100) to two hundred (200) additional trips per day, and a traffic movement permit has already been completed.
- Member George Greenwood asks if the parking area behind the store is a part of this application.
  - Mr. Saucier informs him that it is not, and it was actually a project started years ago during the Route 26 reconstruction.
- There will be very minimal signage changes.
- Code Enforcement Office Nick Adams recommends creating an escrow account with the minimum amount for third party review.
  - Tom Saucier does not believe it is necessary.
  - The Board would prefer to see comments from the third party engineer.
    - Mr. Saucier would like him to attend the DOT scoping meeting.
- Member James Porter makes a motion to accept the application check list for C.N. Brown, Sketch Plan – Map 6, Lot 43, seconded by Vice Chair Dawn Dyer. No discussion.  
Vote: YES – 5 NO – 0

- Member James Porter makes a motion to approve the application for C.N. Brown, Sketch Plan – Map 6, Lot 43. A public hearing and site walk will not be held and an escrow account will be established for the minimum amount of \$700, seconded by Member George Greenwood. No discussion.

Vote: YES – 5 NO – 0

#### OTHER BUSINESS

- Code Enforcement Officer Nick Adams discusses with the Board a recent conversation he's had with the town's attorney Natalie Burns. It is her opinion that the town is unable to enact an ordinance regulating medical marijuana at this time. Dispensaries are able to be regulated, but care givers are not.
  - The Board would need more information before they made any decisions on the subject.
- Member James Porter informs the Board he is no longer attending the Economic Development Committee meetings as the Planning Board Liaison, and he does not feel it is necessary for the Board to have one.

#### ADJOURNMENT

Member James Porter makes a motion to adjourn at 8:26 pm, seconded by Vice Chair Dawn Dyer. No discussion.

Vote: YES – 5 NO – 0

Recorded by Alex Sirois

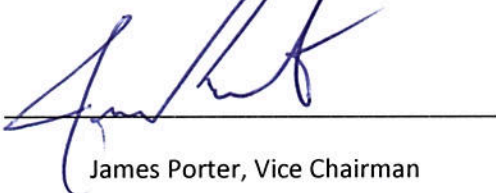
Date Approved:  
Poland Planning Board



William Foster, Chairman



Dawn Dyer, Vice Chair



James Porter, Vice Chairman



George Greenwood, Member



Jeremy Lothrop, Member