

**Poland Planning Board Meeting
September 8, 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 Dawn Dyer, James Porter and George Greenwood present. Member Jeremy Lothrop is absent with notification.

Public Attendance: Code Enforcement Officer Nick Adams, Recording Secretary Alex Sirois, Mark Weinberg, Ted Small, Troy Locke, Steve Ray, Jane Ray.

MINUTES

June 9, 2015

- Member James Porter makes a motion to accept the minutes for June 9, 2015 as presented, Seconded vice Chair Dawn Dyer. No discussion.
Vote: YES – 4 NO – 0

June 23, 2015

- Member George Greenwood makes a motion to accept the minutes for June 23, 2015 as presented, seconded by Member James Porter. No discussion.
Vote: YES – 4 NO – 0

July 14, 2015

- The minutes for July 14, 2015 are not available at this time.

July 28, 2015

- The minutes for July 28, 2015 are not available at this time.

COMMUNICATIONS

Copy of Board Letter to Agassiz Village
Letter to Rick Micklon
Letter to Sharon Rice

OLD BUSINESS

Agassiz Village Finding of Facts, Formal Shoreland Zoning Application – Map 16, Lot 3

- Vice Chair Dawn Dyer makes a motion to accept the written findings of fact for Agassiz Village, Formal Shoreland Zoning Application – Map 16, Lot 3 as presented, seconded by Chairman William Foster. The applicant is now using Androscoggin County Soil and Water instead of

Cumberland County.

Vote: YES – 2 NO – 0 ABSTAINED – 2 (G. Greenwood, J. Porter)

NEW BUSINESS

Michael Thibault, Formal Shoreland Zoning Application – Map 2A, Lot 13-3

- This application was not submitted in time.
- Member James Porter makes a motion to table the formal shoreland zoning application for Michael Thibault – Map 2A, Lot 13-3 until the next meeting, seconded by Vice Chair Dawn Dyer. No discussion.

Vote: YES – 4 NO – 0

Troy Locke, Road Construction Application – Map 11, Lot 47D

- Troy Locke is before the board with an application to extend Apple Blossom Drive onto his property in order to obtain road frontage to build a new single family home.
- There has been some confusion over who actually owns the road.
 - Chairman William Foster would like to know who currently owns the road.
 - According to the town's attorney the road is owned by Melody Stevens and Mark Weinberg.
 - Mark Weinberg, apparent owner of the road, is present at the meeting and he makes himself available to answer any questions.
- The plans for a cul de sac were created according to the town's ordinance. The fire chief has now stated that the plans do not meet the requirements for a safe turn around.
 - According to Code Enforcement Officer Nick Adams the surveyor did meet with him a while back to discuss the requirements for the road and turn around. He believes there was a misunderstanding between them that should have been cleared up before the plans were generated. Mr. Adams believes there may be a way to amend the plan to prevent them from needing to redraw the entire thing; however that is the Board's decision.
- Chairman William Foster asks if Blossom Drive could be accepted as a town road.
 - Code Enforcement Officer Nick Adams reminds him it would need to be paved and certified by an engineer. Language will be added to the findings that state the road will be private until it is brought up to standards suitable for acceptance as a town road.
- Because the extension and road will remain gravel, it is required to be approved of by the Board of Selectmen.
- Vice Chair Dawn Dyer would like the town's attorney Natalie Burns to look into the possibility of overburdening of the easement.
 - Code Enforcement Officer Nick Adams will look into that.
- The board would like to see a map including all of the lots on Blossom Drive for the next meeting.
- An escrow account will need to be established for third party review, and inspections. The minimum amount will be \$700.

- The town's third party engineer did not receive the plans with adequate time to provide a response for the board. This will likely require the Board to table until the next meeting.
- Member George Greenwood makes a motion to table the road construction application for Troy Locke – Map 11, Lot 47D. Additional time is required to review the application, an escrow account for \$700 will need to be created, and right title or interest need to be established. Seconded by Member James Porter. The applicant can work with Code Enforcement Officer Nick Adams on issues such as road width and waivers.

Vote: YES – 4 NO – 0

- The board agrees to pass this on to the Board of Selectmen for their approval.

OTHER BUSINESS

None

ADJOURNMENT

Member James Porter makes a motion to adjourn at 7:42 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



Dawn Dyer, Vice Chair



James Porter, Vice Chairman



George Greenwood, Member

A B S E N T

Jeremy Lothrop, Member