

**Poland Planning Board Meeting
September 22, 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 and George Greenwood present. Members Dawn Dyer and Jeremy Lothrop are absent with notification.

Public Attendance: Code Enforcement Officer Nick Adams, Recording Secretary Alex Sirois, Michael Thibault, Troy Locke, Melody Stevens, Mark Weinberg.

MINUTES

July 14, 2015

- Member George Greenwood makes a motion to accept the minutes for July 14, 2015 as presented, seconded by Vice Chairman James Porter. No discussion.
Vote: YES – 3 NO – 0

July 28, 2015

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

September 8, 2015

- The minutes for September 8, 2015 are not available at this time.

COMMUNICATIONS

Copy of Planning Board letter to Michael Thibault

Copy of Planning Board letter to Troy Locke

OLD BUSINESS

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

- Michael Thibault is before the board with plans to build a twelve (12') by sixteen (16') shed on his property. It is required to go before the Planning Board due to the lot being zoned resource protection (RP).
- According to Code Enforcement Officer Nick Adams the structure would need to be setback one hundred and fifty feet (150') from the upland edge of the wetland.
- Member George Greenwood makes a motion to approve the application checklist for Michael Thibault, seconded by Member James Porter. No discussion.
Vote: YES – 3 NO – 0
- Member George Greenwood makes a motion to approve the formal shoreland zoning application for Michael Thibault – Map 2A, Lot 13-3 with the written findings of fact and

conclusions, seconded by Member James Porter. No discussion.

Vote: YES – 3 NO – 0

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

- Applicant Troy Locke has returned before the board.
- An escrow account has been established.
- Mr. Locke has an easement to the property, and according to his attorney this means he has right title or interest.
 - The town's attorney does not believe that is adequate in proving right title or interest. A letter from Weinberg/Stevens, the owners of road, granting permission for Mr. Locke to build a road would be adequate.
 - Mark Weinberg, 24 Apple Blossom Drive, does not believe the applicant has the right to build a house lot and use Apple Blossom Drive for his access. The parcel that his lot was split off from had road access from Orchard Road.
 - Melody Stevens, 24 Apple Blossom Drive, states that the Planning Board a number of years ago decided to limit the number of houses allowed on Apple Blossom Drive to eight (8) and there is currently (9) dwellings.
 - Code Enforcement Officer Nick Adams reminds the Board that the applicant is requesting a waiver to the ordinance which only allows eight (8) dwelling units on a gravel drive.
- At the previous meeting Vice Chair Dawn Dyer had a question about over burdening the easement. The town's attorney has informed the Board that this is a civil issue, and not something the Board can review.
- A new plan has not yet been submitted.
- The Board is not willing to progress with the application until they receive proof of right title or interest from the applicant.
- Member James Porter makes a motion to table the road construction application for Troy Locke – Map 11, Lot 47D until right title or interest has been proven, seconded by Member George Greenwood. A letter from the road owner allowing Mr. Locke to extend the road would be adequate.

Vote: YES – 3 NO – 0

NEW BUSINESS

Elizabeth Harmon, Formal Shoreland Zoning Application Extension – Map 44, Lot 79

- Elizabeth Harmon is requesting an extension for her formal shoreland zoning application approved by the Board in September 2014. There have been some personal issues that have delayed the start of the project.
- Member James Porter makes a motion to approve the extension for Elizabeth Harmon, formal shoreland zoning application – Map 44, Lot 79, seconded by Member George Greenwood. No discussion.

Vote: YES – 3 NO – 0

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

- Tom Saucier from Site Design Associates is representing C.N. Brown Company along with Kevin Moore.
- The proposed plans will remove the existing kitchen and replace it with a 1,050 square foot Dunkin Donuts and a drive through. There would be no increase in total building square footage.
- All of Nick's major concerns with the application have been corrected.
- Kathy Mocciola, 10 Hines Road, has concerns with the new lighting and truck parking.
 - Mr. Saucier reminds everyone that the parking area was previously approved, and is not actually part of the application before the board.
 - This is confirmed by Chairman William Foster, and CEO Nick Adams.
 - She is also concerned with the sound from the drive through speaker.
 - The Board requests that the applicant extend the rows of plantings so that it is connected. This will hopefully shield more light and sound.
- Member George Greenwood makes a motion to accept the checklist for C. N. Brown, site plan application – Map 6, lot 43 as complete also that a public hearing and site walk will not be necessary, seconded by Member James Porter. No discussion.
Vote: YES – 3 NO – 0
- Member George Greenwood makes a motion to approve the site plan application for C.N. Brown – Map 6, Lot 43. The findings of fact will be reviewed and voted on at the next meeting. Seconded by Member James Porter. No discussion.
Vote: YES – 3 NO – 0

John McInnis, Formal Shoreland Zoning Application – Map 30, Lot 8D

- John McInnis is before the board with an application to build a 1500 square foot single family home on Jordan Shore Drive. The lot is currently vacant.
- The front corner of the house will be two hundred and fifty feet (250') from the water.
 - Even though the house will be outside of the shoreland zone, the driveway will still be in it, which needs approval by the Planning Board. The application is for the entire single family home.
 - The public works director has given his approval of the proposed driveway entrance.
- Member James Porter makes a motion to accept the application checklist for John McInnis – Map 30, lot 8D as complete, seconded by Member George Greenwood. No discussion.
Vote: YES – 3 NO – 0
- Member James Porter makes a motion to accept the formal shoreland zoning application for John McInnis – Map 30, Lot 8D, with all formal shoreland zoning boiler plate language except for the requirement of Androscoggin Valley Soil and Water. A site walk and public hearing will not be held. Seconded by Member George Greenwood. The finding of facts will be reviewed and voted on at the next meeting.
Vote: YES – 3 NO – 0

OTHER BUSINESS

None

ADJOURNMENT

Member James Porter makes a motion to adjourn at 9 pm, seconded by Member George Greenwood.

No discussion.

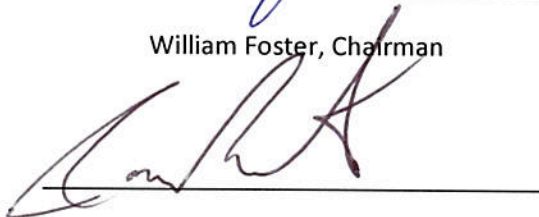
Vote: YES – 3 NO – 0

Recorded by Alex Sirois

Date Approved:
Poland Planning Board



William Foster, Chairman



James Porter, Vice Chairman

ABSENT



Dawn Dyer, Vice Chair



George Greenwood, Member

ABSENT



Jeremy Lothrop, Member