

**Town of Poland  
Planning Board Meeting  
October 25, 2016 – 7:00 PM  
Town Office Conference Room**

**MINUTES**

**CALL TO ORDER**

Chair James Porter called the meeting to order at 7:00 PM with members Dawn Dyer and William Foster present. Member George Greenwood was absent with notice.

**MINUTES**

September 27, 2016

- Member William Foster motioned to accept the minutes of September 27, 2016, seconded by member Dawn Dyer.

VOTE:            YES – 3            NO – 0

**OLD BUSINESS**

None

**NEW BUSINESS**

Sketch Plan Application – New Art Center Building – Tripp Lake Camp - Map 14 Lot 43

- Tom Jones of Tripp Lake Camp was present to speak about project. He explained that currently there is a 22' x 170' building that is not in good shape, and they would like to replace that building with two 32' x 85' buildings. There would be about ten feet between the buildings, which would help with any firefighting needs, because fire fighters could go between the buildings as opposed to currently having to go around the entire building.
- CEO Nick Adams doesn't see any issues with the sketch plan. Said that he would need to look into what they have for DEP permits to see if those would need to be amended.
- The board has no questions, says that it's pretty straight forward.
- Vice Chair Dawn Dyer suggested requiring third party review in order to maintain consistency, the board agreed.
- Member William Foster motioned to approve the Sketch Plan Application for the new art center building for Tripp Lake Camp Map 14 Lot 43 with the requirement of third party review. No site walk is required at this time. Vice Chair Dawn Dyer seconds with no discussion.

VOTE:            YES – 3            NO – 0

Sketch Plan Application – For the Love of Hair – Edward Morris – Map 12 Lot 44

- Edward Morris was present to speak about the application. He explained that he and his wife opened a salon down the road a few years ago, but are now looking to expand.
- Chair James Porter inquired if this was the property that was supposed to be turned into a restaurant.
- CEO Adams confirms this, and doesn't know what happened with those plans. He explains that it is all one lot with three structures on it.
- The lot behind the lot in question is also owned by the same person, but that's where the well is for the building in question. CEO Nick Adams mentioned that it needs to be documented that the well to go with the correct property.
- Vice Chair Dawn Dyer mentioned that the deed is only for half interest of the property, and inquired as to who owns the other half. Nick Adams will look into that.
- Member William Foster inquired about the septic system being large enough. Ed Morris says that a study hasn't been done yet, but will be done for the Site Plan.

- CEO Adams said that the property is outside of any great pond watershed so the phosphorus studies aren't necessary. It's a pretty straight forward change of use application.
- Member William Foster motioned to accept the Sketch Plan Application for For the Love of Hair for Edward Morris Map 12 Lot 44 as complete with no site walk necessary. Vice Chair Dawn Dyer seconds with no discussion.

VOTE: YES – 3 NO – 0

#### Road Extension Request – Troy Locke – Map 11 Lot 47D

- CEO Adams explained that Mr. Locke is looking for a one year extension through January of 2018 to finish his project. The Planning Board can only approve for one year and if the board grants the extension and he still doesn't finish, he would have to reapply and meet any new standards that have been implemented since his original approval date.
- Vice Chair Dawn Dyer motioned to approve the Road Extension Request to January 2018 for Troy Locke Map 11 Lot 47D. William Foster seconds with no discussion.

VOTE: YES – 3 NO – 0

#### OTHER BUSINESS

The Clerks have requested that the Planning Board reschedule the meeting that is scheduled for Election Day. The Board had a hard time finding a time that worked for everyone. It was agreed that if it was only Findings of Facts, the meeting could be postponed, but if an application comes in, a meeting would be held.

CEO Adams mentioned that the Selectmen have asked the Board to push up the date of land use and zoning amendments. He inquired if the 13<sup>th</sup> of December will work for a workshop date, and possibly a public hearing.


Secretary Jessica Leighton mentioned two upcoming trainings that the Board can attend if they wish.

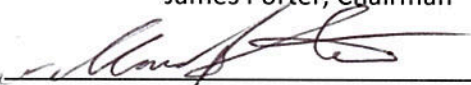
#### ADJOURNMENT

Member William Foster motioned to adjourn, seconded by Vice Chair Dawn Dyer with no discussion.


Vote: YES – 3 NO – 0


Recorded by Jessica E Leighton

  
James Porter, Chairman

  
William Foster, Secretary

Date Approved: 01/10/2017  
Poland Planning Board

  
Dawn Dyer, Vice Chair

  
George Greenwood, Member