

**Town of Poland  
Planning Board Meeting  
July 12, 2016 – 7:00 PM  
Town Office Conference Room**

**MINUTES**

**CALL TO ORDER**

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

**MINUTES**

June 14, 2016

James Porter makes a motion to approve the minutes of the June 14, 2016 meeting as presented and seconded by George Greenwood

Vote: YES – 4 NO – 0

June 28, 2016

James Porter makes a motion to approve the minutes of the June 28, 2016 meeting as presented and seconded by George Greenwood

Vote: YES – 3 NO – 0

**COMMUNICATIONS**

none

**OLD BUSINESS**

Autumn Inc., Wildwood Subdivision Amendment – Map 13, Lot 16

- Member George Greenwood has to recuse himself from the participating in the application.
- Board members all agree that issues have been addressed, the language in “note #5” is acceptable, and no site walk or public hearing is necessary.
- Dawn Dyer makes a motion to accept checklist as complete and is seconded by James Porter.  
Vote: YES- 3 NO- 0 ABSTAIN – 1 (George Greenwood)
- Carol Akers of the Poland Gun Club inquired about whether this was still part of “Phase 1” in the development of this land. Nicholas Adams, Code Enforcement Officer, clarified that this was still part of “Phase 1,” and was just a clerical change on the plan itself, and that no boundary lines of the existing subdivision were being changed.
- Member James Porter makes a motion to accept the final major subdivision application for Wildwood map 13 lots 16&12 with the amendment that was given to us in plans tonight based on all the approved changes that have been given to the board. The board does not find it necessary to do a site walk or public hearing on this amendment. Motion seconded by Dawn Dyer with no discussion.  
Vote: YES- 3 NO- 0 ABSTAIN - 1 (George Greenwood)

**NEW BUSINESS**

Poland Spring Academy, Sketch Plan Application – Map 7, Lot 34

- Member Dawn Dyer has to recuse herself from the participating in the application.
- The academy wants to place two modular buildings on the grounds to be able to decrease classroom size.
- Member George Greenwood makes a motion to accept the Poland Spring Academy Sketch Plan Application Map 7 Lot 34 as complete and not to do a site walk at this time. Seconded by member James Porter.

- CEO Nicholas Adams inquired as to whether a third-party review would be necessary. Board agrees that it would be necessary in order to move everything along faster.
- Member George Greenwood makes a motion to amend the sketch plan application to include third party review with an escrow of \$700.00. Seconded by member James Porter, with no discussion.  
Vote: YES- 3 NO- 0 ABSTAIN – 1 (Dawn Dyer)

#### OTHER BUSINESS

- CEO Nicholas Adams noted that he has sent maps for the zoning map changes to Sebago so that it will be done quickly. That will be ready next meeting.
- Reorganization of board members. Chair William Foster has served for two terms, and is ineligible to serve as chair again.
  - George Greenwood nominated James Porter as Chairman of the Planning Board, seconded by Dawn Dyer. James Porter noted that he is chair of another committee and liaison to a few others, and wondered about conflict of interest. The board agreed that they all held equal weight on the board and that there would be none.  
Vote: YES- 3 NO- 0 ABSTAIN – 1 (James Porter)
  - Member George Greenwood nominated Dawn Dyer for Vice Chairman of the Planning Board, seconded by member James Porter, with no discussion.  
Vote: YES- 3 NO- 0 ABSTAIN – 1 (Dawn Dyer)
  - Member James Porter nominates William Foster to be Secretary of the Planning Board, seconded by member George Greenwood, with no discussion.  
Vote YES- 3 NO- 0 ABSTAIN – 1 (William Foster)

#### ADJOURNMENT

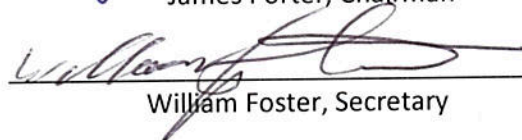
Member James Porter makes a motion to adjourn, seconded by member George Greenwood. No discussion.  
Vote: YES – 4 NO – 0

Recorded by Jessica E Leighton

Date Approved: 7/26/2016  
Poland Planning Board



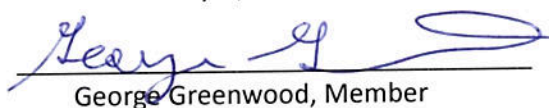
James Porter, Chairman



William Foster, Secretary



Dawn Dyer, Vice Chair



George Greenwood, Member