

**Town of Poland
Planning Board Meeting
July 26, 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 Vice Chair Dawn Dyer, William Foster, and George Greenwood present.

MINUTES

July 12, 2016

George Greenwood makes a motion to approve the minutes of the July 12, 2016 meeting as presented and seconded by William Foster.

Vote: YES – 4 NO – 0

COMMUNICATIONS

Letter to Poland Spring Academy for Sketch Plan Approval

Intent to File Application with DEP by Pete Bolduc for 840 Bakerstown Rd.

OLD BUSINESS

None

NEW BUSINESS

William Phipps, Formal Shoreland Zoning Application – Map 26 Lot 21

- Contractor Michael Archer is submitting the application for William Phipps.
- Michael Archer submitted an application for a permit to replace a wall on the camp. CEO discovered a deck on the property that was not permitted, which puts the lot over its 15% allowance for impervious surfaces.
- Mr. Archer moved a walkway on the property which brought the impervious surface percentage right to 15%. Looking to get approval from Planning Board that everything is in compliance so that he may move forward with getting the deck permitted and the camp repaired.
- Chairman Porter clarifies that the reason Michael Archer is submitting this application is to obtain approval for work that has already been done.
- Code Enforcement Officer Nick Adams clarified that Mr. Archer came into the office in April to get a permit to replace the wall facing the lake. Upon reviewing the permit, he realized there was a 10'x18' deck that was installed in 2002 without a permit. Because the deck is within 100' of the water, the CEO cannot issue a permit for the deck without going in front of the Planning Board. Therefore Mr. Archer is here to get approval for the deck and for bringing the property's impervious surface ratio back into compliance.
- Member William Foster asks if the repairs that still need to be done would increase the impervious surfaces. Mr. Archer confirmed that it would not increase, and that repairs to the wall had already been performed due to safety concern.
- Board agrees that phosphorus checklist should be waived because the applicant is correcting existing issues.
- Member William Foster makes a motion to accept the checklist as complete, seconded by George Greenwood with no discussion.

Vote: YES – 4 NO – 0

- Member William Foster motions to accept the Formal Shoreland Zoning Application for William Phipps at Map 26 Lot 21 with the conditions of not requiring a site walk or public hearing, and that the phosphorus requirements be waived, as he is fixing an existing problem. Motion is seconded by George Greenwood with no discussion

Vote: YES- 4 NO- 0

OTHER BUSINESS

Chairman James Porter makes a plea to the public for volunteers to serve on the Planning Board.

CEO Nick Adams notes that an informational application came in to consult the board about putting in a transient campground. CEO Adams says he originally didn't think it was allowed, but that was due to an error in the Comprehensive Land Use Code, and it actually is allowed. Nick will contact that applicant.

Member George Greenwood requested a monthly report of permits issued to be put in the Communications section of next meeting.

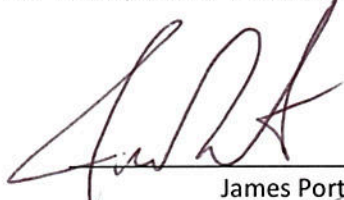
ADJOURNMENT

Member George Greenwood makes a motion to adjourn, seconded by member William Foster with no discussion.

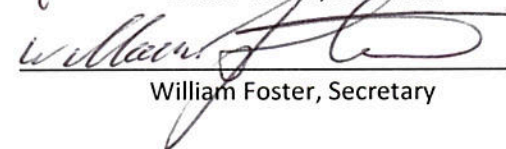
Vote: YES – 4 NO – 0

Recorded by Jessica E Leighton

Date Approved: 8/23/2016
Poland Planning Board

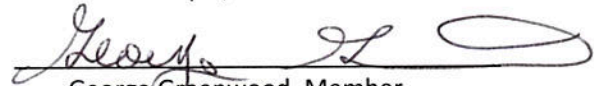


James Porter, Chairman



William Foster, Secretary

Dawn Dyer, Vice Chair



George Greenwood, Member