

**Town of Poland
Planning Board Meeting
September 13, 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 George Greenwood present. Member William Foster was absent with notice.

MINUTES

Cannot approve.

OLD BUSINESS

Findings of Facts:

Autumn Inc. – Wildwood Subdivision Amendment – Brian Merrill – Map 13 Lot 16

- Cannot approve.

80 Larch Dr. – Formal Shoreland Zoning Application – William Phipps – Map 26 Lot 21

- Code Enforcement Officer Nick Adams explained that was an application from the end of July. Nick sent out the findings to the applicant prior to them coming before the Board. There was a small expansion on a deck that was built by a previous owner. The applicant removed some impervious areas in order to come into compliance with the required impervious surface ratio.
- Member George Greenwood motions to accept the findings of facts in conclusion with the law with conditions of approval for William Phipps of 80 Larch Drive, Map 26 Lot 21, seconded by Dawn Dyer with no discussion.

VOTE: YES – 3 NO – 0

Expansion Certificate:

80 Larch Dr. – William Phipps – Map 26 Lot 21

- CEO Nick Adams explained that this expansion certificate needs to be signed and recorded with the Androscoggin County Registry of Deeds according to Poland's Ordinance.
- Vice Chair Dawn Dyer points out that certain language should be bolded and requested to be cross referenced at the registry.
- CEO Adams says it is the applicant that records and pays for it.
- Member George Greenwood notes a date needs to be changed.
- Vice Chair Dyer advises Nick to insert "Town of Poland" above his name.
- CEO Nick Adams intends to change the wording regarding the expansion guidelines to point out that in order to expand the additional 156 square feet allowed they must meet all other shoreland regulations.
- The Board will not require a second reading of the expansion certificate. The CEO will make the necessary changes and get it to the applicant to have filed.

NEW BUSINESS

Formal Site Plan Review – Dock It Here – Monique Collins - Map 15 Lot 44

- Chair James Porter asked what the maximum number of boats to be stored will be. Monique confirms that the plan is to have no more than fifty boats stored at a time.

- Member George Greenwood asked if her facility would be doing the shrink-wrapping of the boats. Monique replies that the boats would come to her shrink-wrapped.
- Chair James Porter confirms that what they are looking at is truly storage. Looking at a sample contract, it is up to the boat owner to remove the battery and drain the fuel.
- Member George Greenwood asks how Monique would verify that the battery and fuel has been properly taken care of if the boat arrives already shrink-wrapped, she replied that she was not sure.
- Vice Chair Dawn Dyer points out that it doesn't really state specifically in the agreement what needs to happen with the battery and fuel.
- Member George Greenwood suggests getting documentation from the facility that would be doing the winterization that the battery and fuel had been removed.
- The Board inquired as to whether Monique had received the same email they received from Fire Chief Mark Bosse and Director of Public Works Tom Learned about necessary actions that need to be taken towards fire protection.
- Monique had made some calls to excavation companies and was having trouble getting anywhere about having a dry hydrant installed.
- Vice Chair asked why it would be a condition of approval, and if it would take a long time to put in. CEO Nick Adams said that it could take some time and that the Chief was willing to work with them to help them obtain approval, because it would be a more expensive route to put in anything else, like a cistern. He also points out that the Chief realizes how quickly these boats could ignite and spread if they were to catch on fire.
- Chair James Porter questions why the town hasn't installed more dry hydrants near our major bodies of water.
- CEO Nick Adams went over the requested waivers.
- Member George Greenwood motions to accept the submission checklist for Dock It Here Boat Storage for Map 5 Lot 44 on 200 Range Hill Rd., seconded by Vice Chair Dawn Dyer, with no discussion.
VOTE: YES – 3 NO – 0
- CEO Nick Adams asked the Board what they wanted to cover for conditions of approval, and asked the Board if they were okay with the Chief working with the applicant to get in fire protection.
- The Board discussed what they were comfortable with, and Chair James Porter asked Monique if she had any customers lined up for this year. Monique did not; she will be waiting until next season to start the business.
- CEO Adams suggests one of the conditions could be to limit the number of boats until the fire protection actions have been taken. The Board agrees and suggests a limit of 30 boats.
- Nick Adams goes over the list of conditions: 30 boats, a water supply installed within two years, and proper spacing between boats until adequate water supply is achieved.
- Member George Greenwood motions to approve Dock It Here Boat Storage Business on 200 Range Hill Rd. Map 5 Lot 44, with the conditions mentioned here today, with no public hearing or site walk will be necessary. Motion was seconded by Vice Chair Dawn Dyer with no discussion.
VOTE: YES – 3 NO – 0

Subdivision Pre-Application Sketch Plan – Ralph Sawyer - Map 14 Lots 10A & 10F

- Ralph Sawyer is in front of the Board asking to create a lot on Tripp Lake Rd. that he thought was already a lot, but was in violation.
- Chair James Porter clarifies that Ralph had thought he created a conforming lot but it in fact was not.
- CEO Nick Adams explains that there was an application for a building permit on Lot 10F, and after doing research discovered a subdivision violation by too many lots created in a five year period. The original violation was actually on Lot 10E but the violation stays with the land. After CEO Adams issued a notice of violation, it was appealed to the Zoning Board of Appeals and the CEO's decision was upheld. This decision wasn't appealed to Superior Court which left Ralph Sawyer with two options: merge the lots back together for five years or go in front of Planning Board for subdivision approval.

- Lots 10A and 10B are now considered one lot (10A) because they were merged together.
 - CEO Adams reiterates that this is a preliminary minor subdivision application and when he brings it back to the Board there will be more supporting evidence.
 - Member George Greenwood motions to accept the pre-application checklist for Lots 10B and 10F on Tripp Lake Rd. as complete. Motion is seconded by Vice Chair Dawn Dyer with no discussion.
- VOTE: YES – 3 NO – 0

OTHER BUSINESS

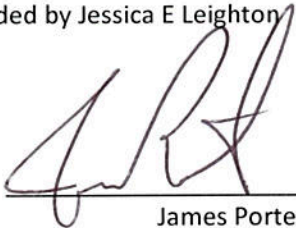
Chair James Porter asks Nick if he had reached out to the owners of the Big Apple/ Dunkin Donuts. Nick said he had looked at the agreement and that painting wasn't required, but that he would reach out to them and ask.

ADJOURNMENT

Member George Greenwood motioned to adjourn, seconded by Vice Chair Dawn Dyer with no discussion.

Vote: YES – 3 NO – 0

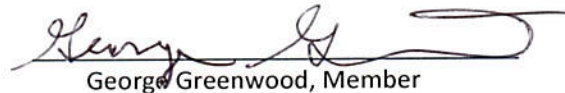
Recorded by Jessica E Leighton


James Porter, Chairman

Date Approved: 9/27/2016
Poland Planning Board


Dawn Dyer, Vice Chair

William Foster, Secretary


George Greenwood, Member