

**Poland Planning Board Meeting
January 26, 2016 – 7:00 PM
Town Office Conference Room**

MINUTES

CALL TO ORDER

Chairman William Foster calls the meeting to order at 7:00 PM with members James Porter, George Greenwood, and Jeremy Lothrop present. Vice Chair Dawn Dyer is absent with notification.

Public Attendance: Code Enforcement Officer Nick Adams, Recording Secretary Alex Sirois, Terry Koliche, Martha Corey, Ed Rabasco and Wendy Jimmo.

PUBLIC HEARING

2016 Comprehensive Land Use Code Amendments

- Member James Porter makes a motion to open the public hearing at 7:01 pm, seconded by member George Greenwood. No discussion.
Vote: YES – 4 NO – 0
- Shall an ordinance entitled “2016 Amendments to the Poland Comprehensive Land Use Code-Section 303.2C, 504.3, 508.27, and Chapter 14 “Amendments to the Shoreland Zoning Requirements” be enacted?
 - This proposed amendment makes the shoreland zoning regulations consistent with the new statutory regulations. The majority of the amendments involve expansions to non-conforming structures, clarifying certain sections to match court decisions and adding more standards for Hazard Trees, Storm-Damaged Trees, Dead Tree Removal, Revegetation Requirements and Exemptions to Clearing and Vegetation Removal Requirements.
- Shall an ordinance entitled “2016 Amendments to the Poland Comprehensive Land Use Code-Section 507.2 “Amendments to the Impervious Surfaces Ratio for Lots located in Shoreland Zoning” be enacted?
 - This proposed amendment would allow a shoreland property owner to increase the current maximum 15% impervious surfaces to 20% with the use of an engineered pervious product.
- Shall an ordinance entitled “2016 Amendments to the Poland Comprehensive Land Use Code-Section 506.2 and Chapter 14, “Amendments to the land uses by district, specifically Pet Care and Boat Storage Facilities?”
 - This proposed amendment adds Pet Care Facilities as an allowed use in the Village Districts. This use was already approved at an earlier Town Meeting however, when the land use table was restructured to a list this use was left out on accident. This proposed amendment would create a new use definition for “Boat Storage Facilities” and allow the use in the Farm and Forest Zoning Districts. A boat storage facility may be allowed in other districts that it just might not fall under this new definition.
- Shall an ordinance entitled “2016 Amendments to the Poland Comprehensive Land Use Code-Section 504.5 and 507.2 “Amendments to the lot line setbacks for non-conforming lots” be enacted?
 - This proposed amendment allows for reduced setbacks for non-conforming lots of record without the need of a variance.
- Shall an ordinance entitled “2016 Amendments to the Poland Comprehensive Land Use Code-Section 508.28.G, 606.3.D.22 &23, and 612.16 “Amendments to the Stormwater Management Requirements” be enacted?
 - This proposed amendment updates the year of the Maine Department of Environmental Protection’s best management practices for Stormwater from 1995 to the current 2015. The Town and State are already following this standard therefore the amendment will just clarify this.
- Shall an ordinance entitled “2016 Amendments to the Poland Comprehensive Land Use Code-Section 606.2.A and 607.1 “Amendments to the Procedures for Subdivision applications” be enacted?

- This article clears up a discrepancy within the subdivision regulations allowing the applicant to apply for a preliminary subdivision application after the sketch plan and or site walk.
- Shall an ordinance entitled “2016 Amendments to the Poland Comprehensive Land Use Code-Section 506.2 and Chapter 14, “Amendments to the land uses by district?
 - This proposed amendment which is also a mistake when the land uses by district were changed from a table to a list additionally the definition of subdivision was revised on the advice from the Town’s Attorney.
- Member James Porter makes a motion to close the public hearing at 7:32 pm, seconded by Member George Greenwood. No discussion.
Vote: YES – 4 NO – 0
- The Board decides to reorder the articles as they were presented this evening, to put less controversial subjects first.
- The Board recommends the approval of all of the articles presented.

MINUTES

October 13, 2015

- Member George Greenwood makes a motion to approve the minutes for October 13, 2015 as presented, seconded by Member James Porter. No discussion.
Vote: YES – 4 NO – 0

October 27, 2015

- Member George Greenwood makes a motion to approve the minutes for October 27, 2015 as presented, seconded by Member James Porter. George points out a typo at the bottom of the second page.
Vote: YES – 4 NO – 0

November 10, 2015

- The minutes for November 10, 2015 are not available at this time.

COMMUNICATIONS

Copy of Board of Appeals Decision Letter

Paper Streets Memo

Pike Industries Air Emission License Application

OLD BUSINESS

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

- Member George Greenwood makes a motion to approve the Findings of Fact and mylars for Troy Locke, Road Construction Application – Map 11, Lot 47D, seconded by Member James Porter. No discussion.
Vote: YES – 4 NO – 0

NEW BUSINESS

Rowe Homestead Homeowners Association, Final Major Subdivision Application – Map 11, Lot 74

- Ed Rabasco, President of the Rowe Homestead Home Owners Association is before the Board with an amendment application for their subdivision. The subdivision created in 1988 includes tennis courts which are common land maintained by the association. The association is no longer interested in keeping the tennis courts, as they are in serious disrepair. They have been patched numerous times over the years.

- The association presented the home owners with multiple options for fixing the tennis courts and a vote was made to remove them and sell the land to an abutter for one dollar (\$1).
- Peter Ulrickson, member of the association, uses the tennis courts frequently. He does not want to see them removed.
 - The association has made the decision to move forward with removing and selling the tennis courts. This decision gives them right title or interest in the application.
- Code Enforcement Officer Nick Adams reminds the Board that the lot the tennis courts are on would not be a buildable lot, by the town and DEPs standards. This is why the lot is being conveyed to an abutter.
- Member George Greenwood makes a motion to accept the checklist for the Rowe Homestead Homeowners Association, Final Major Subdivision Application – Map 11, Lot 74, as complete, seconded by Member James Porter. No discussion.
Vote: YES – 4 NO – 0
- Member James Porter makes a motion to approve the Final Major Subdivision Amendment Application for Rowe Homestead Homeowners Association – Map 11, Lot 74, which will allow existing common area to be combined with an abutter's lot. A site walk and public hearing will not be held. Seconded by Member George Greenwood. The findings will be reviewed by the Board at the next meeting.
Vote: YES – 4 NO – 0

OTHER BUSINESS

None

ADJOURNMENT

Member Jeremy Lothrop makes a motion to adjourn at 8:26 pm, seconded by Member James Porter. No discussion.

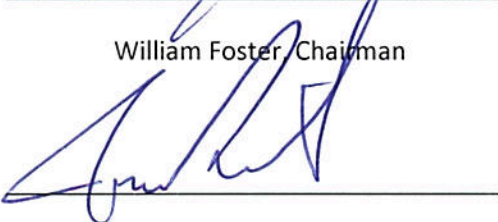
Vote: YES – 4 NO – 0

Recorded by Alex Sirois

Date Approved:
Poland Planning Board




William Foster, Chairman



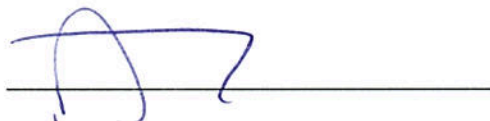
James Porter, Member

A B S E N T

Dawn Dyer, Vice Chair



George Greenwood, Member



Jeremy Lothrop, Member