

**Poland Planning Board Meeting  
February 9, 2016 – 7:00 PM  
Town Office Conference Room**

**MINUTES**

**CALL TO ORDER**

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

**Public Attendance:** Code Enforcement Officer Nick Adams, Recording Secretary Alex Sirois, John & Maureen Mooney, and Ed Rabasco.

**MINUTES**

November 10, 2015

- Member James Porter makes a motion to accept the minutes for November 10, 2015 as presented, seconded by Member George Greenwood. No discussion.  
Vote:                YES – 3                NO – 0                ABSTAINED – 1 (D. Dyer)

January 26, 2016

- The minutes for January 26, 2016 are not available at this time.

**COMMUNICATIONS**

Copy of Board Letter to Rowe Homestead Homeowners Association

**OLD BUSINESS**

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

- Member James Porter makes a motion to accept the findings of fact for Rowe Homestead Homeowners Association, Final Major Subdivision – Map 11, Lot 74, seconded by Member George Greenwood. No discussion.  
Vote:                YES – 4                NO – 0

**NEW BUSINESS**

John Mooney, Formal Shoreland Zoning Application – Map 26, Lot 26

- John Mooney is before the board with a shoreland zoning application to build a new house. There is currently a seasonal camp on the lot.
- Code Enforcement Officer Nick Adams had a few questions on the application that have since been answered. The smaller shed on the lot will be demolished, and the larger will be moved to meet the required setbacks.
- A new septic design has been submitted.
- A large number of trees will need to be removed in order to get the dwelling back beyond one hundred feet (100') from the normal high water line.

- Egress from the basement will need to be added to the plan, and it will need to meet setbacks.
- Depending on the condition of the existing dwelling, they may attempt to move it and place it on a new foundation.
- There will be no walk way to the water, it will remain natural.
- Member James Porter makes a motion to accept the checklist for John Mooney, Formal Shoreland Zoning Application – Map 26, Lot 26 as complete, seconded by Member George Greenwood. No discussion.

Vote: YES – 4 NO – 0

- Member George Greenwood makes a motion to approve the Formal Shoreland Zoning Application for John Mooney – Map 26, Lot 26. There will be no need for a site walk or a public hearing. Seconded by Member James Porter. The findings of fact will be reviewed at the next meeting.

Vote: YES – 4 NO – 0

#### Black Island Road Association, Formal Shoreland Zoning Application – Map 25, Lot 11

- Member George Greenwood will recuses himself from voting on this application, as he is a director of the Black Island Road Association.
- John Powers is before the Board representing the Black Island Road Association. They are proposing the addition of a dry hydrant on association land. The hydrant will be plumbed into the lake so there is a ready source of water in case of emergency. There will be four feet (4') of water over the pipe for protection, which will require pipe to go fifty feet (50') out.
- Fire Chief Mark Bosse and Code Enforcement Officer Nick Adams have been to the site and have been involved in the project.
- The Association has approved of the project.
- Four (4) trees will be removed.
- CEO Nick Adams informs the Board that the fire department will not maintain the hydrant. They will only test it. The hydrant will be maintained by the association.
- Member James Porter makes a motion to accept the checklist for Black Island Road Association, Formal Shoreland Zoning Application – Map 25, Lot 11 as complete, seconded by Vice Chair Dawn Dyer. No discussion.

Vote: YES – 3 NO – 0 ABSTAINED – 1 ( G. Greenwood)

- Member James Porter makes a motion to accept the Formal Shoreland Zoning Application for Black Island Road Association – Map 25, Lot 11. A site walk and public hearing are not necessary. Androscoggin soil and water does not need to review the project for an erosion control and revegetation plan. Seconded by Vice Chair Dawn Dyer. No discussion.

Vote: YES – 3 NO – 0 ABSTAINED – 1 (G. Greenwood)

#### OTHER BUSINESS

None

#### ADJOURNMENT

Member George Greenwood makes a motion to adjourn at 7:48 pm, seconded by Member James

Porter. No discussion.

Vote: YES – 4 NO – 0

Recorded by Alex Sirois

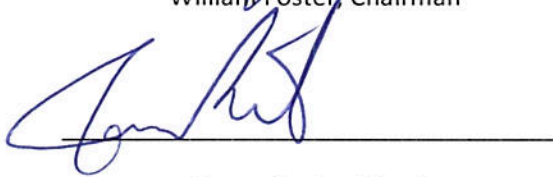
Date Approved:  
Poland Planning Board

A handwritten signature in blue ink, appearing to read 'William Foster', written over a horizontal line.

William Foster, Chairman

A handwritten signature in blue ink, appearing to read 'Dawn Dyer', written over a horizontal line.

Dawn Dyer, Vice Chair

A handwritten signature in blue ink, appearing to read 'James Porter', written over a horizontal line.

James Porter, Member

A handwritten signature in blue ink, appearing to read 'George Greenwood', written over a horizontal line.

George Greenwood, Member

ABSENT

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Jeremy Lothrop, Member