

**Planning Board Meeting
August 26, 2020 – 7:00 PM
Town Hall**



Meeting Materials

Planning Board
Tuesday, August 26, 2020
7:00 PM – Town Hall

CALL TO ORDER

BOARD ORGANIZATION

MINUTES

July 28, 2020

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

Formal Site Plan Review – Flowers of Serenity, LLC – 1484 Maine Street – Map 15 Lot 18B

Findings of Fact and Conclusions of Law for:

Formal Shoreland Zoning Application – David and Ruth Pease – 14 Spruce Drive
– Map 36 Lot 19

Formal Shoreland Zoning Application – Patrick and Shelley Shrader – 87 Birch Drive
– Map 43 Lot 45

Formal Site Plan Review – ThompsonRolec Enterprises, LLC/ NextGrid – Lewiston Junction
Road – Map 3 Lot 9A

Formal Site Plan Review – BD Solar Auburn, LLC – Northwest of Lewiston Junction Road
– Map 4 Lots 16 and 15-1

Shoreland Zoning Application – Jeanette and William Almy – 23 Nash Lane – Map 34 Lot 16

Formal Site Plan Review – Middle Range Pond Restaurant, LLC – 723 Maine Street
– Map 6 Lot 52

Formal Site Plan Review – Taylor Investments, LLC - 1408 Maine Street – Map 15 Lot 21

ANY OTHER BUSINESS

ADJOURNMENT

POLAND PLANNING BOARD
MINUTES OF MEETING
July 28, 2020
Approved on _____, 2020

CALL TO ORDER – Chairperson Porter called the meeting to order at 7:00pm with Members Cheryl Skilling, Stephanie Floyd, Alternate Member Jimmy Walker, CEO Scott Neal, and Sarah Merrill present. Alternate Member Walker is a voting member for this meeting. Member George Greenwood is absent with notice.

MINUTES – July 15, 2020 – Member Skilling moved to approve the minutes. Alternate Member Walker seconded the motion. Discussion: None Vote: 4-yes 0-no

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS –

Informational – Mark Lopez

Mark Lopez presented his potential plans to the Board. He has a potential buyer for the storage buildings he built, but the buyer is not interested in the retail building. Mr. Lopez would like to separate the retail building onto its own parcel and take an empty lot and add it to the storage building property. The Board sees no reason Mr. Lopez can't bring an amended minor subdivision plan to the Board.

Amended Final Major Subdivision Application – James Williams – Wildwood Subdivision – Map 13 Lot 16 Sublot

Kalin Lancaster and Jim Williams presented the plan to the Board. The Applicants live in Wildwood Subdivision and would like to get two waivers to make the paved section of Jessica Way a public road. The road has not been built to the correct standards to be a public road. The Applicants would like waivers on two specific road standard issues. Several other members of the Wildwood Subdivision asked the Board questions.

The Board told the Applicants that if the waivers were given then under §814. C. of the CLUC the road would then have to be brought up to current street construction standards. (page 212 of the 2019 CLUC).

The Applicants requested that the application be tabled.

Member Floyd moved to table the Amended Final Major Subdivision Application. Alternate Member Walker seconded the motion. Discussion: None Vote: 4-yes 0-no

POLAND PLANNING BOARD
MINUTES OF MEETING
July 28, 2020
Approved on _____, 2020

Findings of Fact and Conclusions of Law for:

Formal Site Plan Review – Frank and Joy Lowe – Maine Street
– Map 6 Lot 47F

Member Floyd moved to approve the Findings of Fact. Alternate Member Walker seconded the motion. Discussion: None Vote: 4-yes 0-no

Formal Site Plan Review – Kimball & Sons Logging and Trucking, LLC
– 1184 Maine Street – Map 39 Lot 8

Member Floyd moved to approve the Findings of Fact. Alternate Member Walker seconded the motion. Discussion: None Vote: 4-yes 0-no

Formal Site Plan Review – ISM Solar Development, LLC – 1484 Maine
Street – Map 15 Lot 18B

Member Skilling moved to approve the Findings of Fact. Alternate Member Walker seconded the motion. Discussion: None Vote: 4-yes 0-no

ANY OTHER BUSINESS – Ms. Merrill notified the Board that the Appeals Board will be meeting on August 12, 2020.

ADJOURN – Member Floyd moved to adjourn the meeting at 8:21 pm. Alternate Member Walker seconded the motion. Discussion: None Vote: 4-yes 0-no

Recorded by: Sarah Merrill

Planning Board

James Porter, Chairperson

Absent with Notice
George Greenwood, Member

, Secretary

Stephane Floyd, Vice Chairperson

Cheryl Skilling, Member

James Walker, Alternate Member



Town of Poland, Maine Planning Board

Formal Site Plan Review

Instructions:

1. **Read every part of this document. Failure to follow requirements can and will delay the Planning Board's decisions.**
2. Fill out the forms on pages 1 through 6. Obtain or get copies of information as required by the application on these pages.
3. Use the "Submission Checklist" on pages 5 and 6 to make sure submission requirements are met.
 - a. The checklist is a summary of the standard requirements in Section 509.8 of the Comprehensive Land Use Code.
 - i. The actual Code wording may be found on-line at www.polandtownoffice.org. Go to the "Code Enforcement" page, select "Comprehensive Land Use Code" at that bottom of the page. Hardcopies are available for purchase at the town office.
 - b. Make sure all waiver requests have a written statement for each request. Check with the Code Enforcement Office to make sure items stated as "On File" are indeed in the town office.
 - c. Some requirements may need only a one paragraph or one sentence statement. Make sure all requests are answered.
4. **NUMBER OF COPIES OF THE APPLICATION AND DUE DATE**
 - a. A total of at least ten (10) copies of the plans and one PDF copy (on either cd or usb) are needed. Be sure to make a copy for yourself.
 - b. The Code Enforcement Office must receive the original application, an additional 9 copies, and a digital PDF copy (either cd or usb) with appropriate fees by 1:00 p.m. eleven (11) days before the stated meeting to be put on the upcoming agenda.
 - c. If review for missing information by the Code Enforcement Officer is desired, a copy must be submitted to the CEO at least 14 days prior to the meeting.
 - d. The application must be on file for public review for at least 10 days prior to the meeting. Applications received after the Agenda is posted may not be reviewed by the Board for your scheduled meeting date.
5. **Check with this office to make sure that all departments have responded to your application prior to the meeting.**

PROJECT NAME: Flowers of Serenity, LLC

Date of Planning Board Review: / / Application #

LOT INFORMATION:

Tax Assessor's Map # 15 Lot # 18B Sub lot #

Watershed: Little Androscoggin River

Property's Road Location: 1484 Maine St

Lot Size: 9.7 Acres or Sq. Ft. Road Frontage: Ft.

Year lot created: Pre-2000 (If unknown, give best estimate with "est." after date)

Zoning District(s): Downtown Village Flood Zone: NA Aquifer Overlay: NA

Current use of lot: Poland Self Storage + Office Space

LAND OWNER(s):

Name(s) Mark Lopez

Company Poland Self Storage, LLC

Mail Address: 48 Commons DR. Main Phone 603-479-9095

Town/State/Zip Bridgton, ME 04009 Alternate Phone:

APPLICANT or CONTACT PERSON:Applicant is: _____ Landowner _____ Contractor ☒ Renter _____ Buyer

If landowner, write "Same" below and continue to next block below. If not the landowner, submit a letter of permission to construct on or use the land, or copy of a contract to buy from the landowner, along with the following information:

Name(s): Ronald + Krishna WanteCompany: Flowers of Serenity, LLCMail Address: 14 Number 5 Rd Main Phone: 207.312.3375Town/State/Zip: Poland, ME 04274 Alternate Phone: 207-346-0685**THIS APPLICATION IS FOR:**

(Check all that apply)

- ☒ Commercial
☐ Industrial
☐ Institutional
☐ Governmental
☐ Open Space

- ☐ New Development
☐ Change In Use
☐ Expansion of Use
☐ Expansion of Structure(s)
☐ Resumption of Use

EXISTING LOT CONDITIONS:(This page is to describe what is on your lot currently) - ON File - See Mark Lopez formal**1. General**Does this lot have any development? (If No, go to "Proposed Development") Site Plan Review _____ Yes
_____ Noa. Is there an existing Well _____ Yes
_____ Nob. Is there an existing Septic System _____ Yes
_____ No

i) If yes, submit a copy of a septic permit, or drawing(s) showing size & location.

c. Is there an existing Road Entry _____ Yes
_____ Noi) If yes, will there be any changes/modifications? _____ Yes
_____ No

ii) (If no, submit copy of appropriate road entry application if entrance is onto a state or town road.)

d. Any structures to be removed _____ Yes
_____ No

i) If yes, submit information about the structure to be removed and how any debris will be disposed of.

2. Existing Land Development & Improvements NOT Including Buildingsa. Size of lawns _____ Sq. Ft.
or Acresb. Size of fields _____ Sq. Ft.
or Acres

c. Size of driveways/roads _____ Sq. Ft.

d. Size of other non-vegetated areas _____ Sq. Ft.

e. Wetlands already filled _____ Sq. Ft.

3. Existing Main Structure

a. Ground Footprint _____ Sq. Ft.

b. Total Gross Floor Space (exterior dimensions of all floors) _____ Sq. Ft.

c. Road Frontage Setback _____ Ft.

- d. Side Setback _____ Ft.
 e. Rear Setback _____ Ft.
 f. Distance to Great Pond _____ Not applicable (over 250') _____ Ft.
 g. Distance to Stream _____ Not applicable (over 250') _____ Ft.
 h. Distance to Wetlands _____ Not applicable (over 250') _____ Ft.
4. **Foundation Type** _____ Full Basement _____ Frost Walls _____ Slab _____ Piers
5. **Existing Accessory Structure(s)**
- a. Total Number of Structures _____
 b. Total Ground Footprint _____ Sq. Ft.
 c. Total Floor Space _____ Sq. Ft.
 d. Closest Road Setback _____ Ft.
 e. Closest Side Setback _____ Ft.
 f. Closest Rear Setback _____ Ft.
 g. Distance to Great Pond _____ Not applicable (over 250') _____ Ft.
 h. Distance to Streams _____ Not applicable (over 250') _____ Ft.
 i. Distance to Wetlands _____ Not applicable (over 250') _____ Ft.
6. **Total Existing Impervious Surfaces** _____ Sq. Ft.
 a. $Add\ 2c + 2d + 3a + 5b$

PROPOSED DEVELOPMENT: - N/A for this application. Previous application on file

1. Wetlands to be impacted See Mark Lopez formal site _____ Sq. Ft.
 2. New footprint(s) and developed area(s): Plan Review
- a. Changes in building footprint(s) _____ Sq. Ft.
 b. Changes in driveway/roadway _____ Sq. Ft.
 c. Changes in patios, walkways, etc. _____ Sq. Ft.
 d. TOTAL ($2a+2b+2c$) _____ Sq. Ft.
3. Percentage of lot covered by impervious surfaces: _____ %
 a. $(Equals\ [areas\ on\ line\ 6\ page\ 2 + line\ 2d\ above] / [Total\ lot\ area\ measured\ in\ sq.\ ft.] * 100\%)$

SUBMISSIONS:

1. **Attach drawings and/or statements describing the following items, if applicable:**
- a. Provide a copy of deed and Tax Assessor's information card.
 b. Provide a map of the general area showing land features within at least ½ mile of this lot.
 c. Provide site plan(s) of your lot with existing development and its dimensions shown.
 d. Provide site plan(s) of your lot with proposed development and its dimensions shown.
 i. *(May be combined on existing development drawing.)*
 e. Provide detailed plans of proposed structural development and changes.
 f. Provide statements or drawings of methods of infrastructure:
 i. Water supply
 ii. Sewage disposal
 iii. Fire protection
 iv. Electricity
 v. Solid waste disposal
 g. Type, size, and location of signs.
 h. Number of parking spaces.
 i. Provide phosphorus loading calculation if in a great pond watershed area.
 j. Anticipated date for start of construction.
 k. Anticipated date for completion of construction.
 l. Standard submissions requirements shall follow Section 509.8 of the Comprehensive Land Use Code. Copies of the Code are available for viewing at the Town Office and Library. Copies are available for purchase (\$25.00) in the Code Enforcement Office.
 i. *(Use checklist starting on page 6 for summary of usual requirements.)*
 m. Other requirements unique to your project added by the Planning Board.

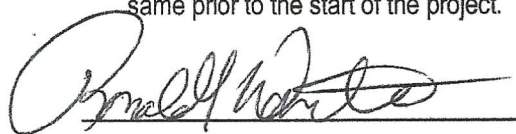
2. **List all state and federal approvals, permits, and licenses required, if any, for the project:**

This includes but is not limited to the following:

1. State highway entrance permit.
2. Soil disturbances involving more than one acre.
3. Impact on more than 4,300 square feet of any type wetland.
4. Soil disturbances within 100 feet of lakes, rivers or streams.
5. Activity within 75 feet, over the water, or in the water of lakes, rivers, or streams.
6. Timber harvesting.
7. Flood zones.
8. Discharges and emissions

DISCLOSURE: (READ BEFORE SIGNING)

1. I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this document is to the best of my knowledge true and accurate. I agree to comply with all the Town of Poland's ordinances and the State of Maine's statutes regulating the activities sought in this application as well as any permit(s) approved for this application.
2. I understand that all construction of structures shall conform to or exceed the minimum requirements of the Maine Uniform Building and Energy Code, and the NFPA-101 Life Safety Code, 2009.
3. I understand that any approval is valid for only the use(s) as specified in this application. The permitting authority must approve any change(s) made to the use(s) sought in the application. Any approval issued for this application is approved on the basis of truthful information provided by the applicant(s), and as allowed by the ordinances of the town.
4. I understand that it is my responsibility to assure that the lot description herein accurately describes its ownership, its boundary lines, and the setback measurements from the legal boundary lines.
5. I understand that I have the burden of proof as to the legal right to use the property, and that approval of this application in no way relieves me of this burden. Any approval issued does not constitute a resolution in favor of me or the landowner in any matters regarding the property boundaries, ownership, or similar titles.
6. I understand that all necessary **Building and Use Permits** shall be secured from the Code Enforcement Office after the Planning Board grants approval of this application.
7. I understand that a **Certificate of Occupancy or Compliance** shall be required prior to the start of any use or occupancy associated with this application unless a signed written waiver is issued with the permit. Fines and penalties may be issued if use or occupancy is started prior to the issuance of the certificate.
8. I understand that the **approval becomes invalid** if construction or use has not commenced within twelve (12) months of the Planning Board's approval date, construction is suspended for more than six (6) months and no notice for just cause is submitted prior to the end of the six (6) months, or it is found that false statements have been furnished in this application.
9. I understand that if I fail to comply with the aforementioned statements, a "STOP WORK" order may be issued for which I will immediately halt any construction and/or use(s) that are approved for this application. This failure may also require that I return the property to its natural state or as closely thereto before the use(s) was/were approved.
10. I understand that failure to follow these requirements will lead to Violation Notices and Citations that have fines and penalties. This in turn can lead to civil proceedings in District and/or Superior Court.
11. I understand that **all state and federal permits** are my responsibility as the applicant and/or owner and will secure the same prior to the start of the project.

 / Kurtina M. Wank
Applicant's Signature(s)

8/9/2020

Date

Submission CHECKLIST

The following list is a short summary of the information required in Chapter 509.8 of the Comprehensive Land Use Code for the Town of Poland, Maine. Please checkmark or place an "X" in the left-hand columns if the information has been provided, if you request a waiver from submitting the information, or you believe the information is not applicable to your application. If a waiver(s) is requested, or the information is not applicable, a written explanation is required. Columns on the right are for the Planning Board's use. *All Below - on file*

on file: See Mark Lopez Formal Site Plan Review Application

For Applicant Use			Section 509.8.A Submission requirements	For Planning Board Use			
Provided	Waiver Request	Not Applicable		Received	On File	Waived	Not Applicable
			1. Site Plan Drawings				
			2. Signed copy of application				
			3.a. Name & address of owner				
			Name of development				
			Name & address of abutters within 500' of lot for development				
			Map of general location				
			Show all contiguous properties				
			Names, Map, & lot #'s on drawings				
			Copy of deeds, agreements				
			Engineer/ designer of plans				
			Existing Conditions (Site Plan)				
			Zoning Districts on and/or abutting project's lot shown				
			Bearings & Distances shown on drawings				
			Location of utilities, culverts, drains				
			Location, name of existing r/w				
			Location, dimensions of existing structures				
			Location, dimensions of existing roads, walks, parking, loading, etc.				
			Location of intersection within 200'				
			Location of open drains, wetlands, wildlife areas, historic sites, etc.				
			Direction of surface drainage				
			100-yr. Floodplain				
			Signs				
			Easement, covenants, restrictions				
			Proposed Development (Site Plan)				
			Location & dimensions of all new structures. New development delineated from existing development				
			Setback dimensions shown & met				
			Exterior lighting (Will meet full cutoff requirements)				
			Incineration devices				
			Noise of machinery and operations				
			Type of odors generated				
			Septic system and other soils reports				
			Water supply				
			Raw & finished materials stored outside				
			Contours shown at PB specified intervals				
			Curbs, sidewalks, drives, fences, retaining walls, parking, etc.				
			Landscaping plan				
			Easements, r/w, legal restrictions				
			Abutters' property lines, names				
			TRAFFIC DATA				

ON File: See Mark W. Perez

For Applicant Use			Section 509.8.A Submission requirements	For Planning Board Use			
Provided	Waiver Request	Not Applicable		Received	On File	Waived	Not Applicable
			Peak hour traffic				
			Traffic counts				
			Traffic accident data				
			Road capacities				
			Traffic signs, signals				
			STORMWATER & EROSION				
			Method for handling stormwater shown				
			Flow direction				
			Catch basins, dry wells, ditches, etc.				
			Engineering Analysis of stormwater				
			Erosion control measures				
			Hydrologist groundwater impact				
			Utility plans for all utilities				
			Cross-section profile of roads, walks				
			Construction drawings of roads, utilities				
			Cost analysis of project and financial capability demonstrated				
			Phosphorus control plan if in watershed of a great pond				
			Submission of waiver requests				
			Copies of state, federal applications, permits, &/or licenses required for this project.				
			Condition A.				
			Condition B.				
			Condition C.				
			Condition D.				
			Condition E.				

This application was first looked at by the Planning Board on ____ / ____ / ____ but does not create vested rights in the initiation of the review process.

By vote of the Board this application requires an on-site inspection: _____ Yes _____ No
 If yes, an onsite inspection is scheduled for ____ / ____ / ____ at ____ : ____ ____ AM ____ PM

By vote of the Board this application requires a public hearing: _____ Yes _____ No
 If yes, public hearing is scheduled for ____ / ____ / ____ at ____ : ____ ____ AM ____ PM

Conditions of Approval for Formal Site Review: _____

Planning Board Chair _____
Date

Site Review and Shoreland Zoning Review Fees:

Type of fee	Fee	Units or Comments
Application – sketch plans, Rough design	\$75.00	Each application (no other fees)
Application – formal	\$150.00	Each application + fees below
Notification of Abutters	\$0.75 per	All abutters within 500 ft. of the property must be notified.
Approval extension, Planning Board Approval only	\$50.00	One extension only (no other fees)
Escrow, minimum amount	\$700.00	When required by Planning Board
Extension of approval	\$100.00	Before approval expires
Auto graveyards, recycle business	\$5.00	Per vehicle storage slot (parking space)
Junkyard, Storage Lots	\$1.50	Per ft of outside storage
Residential Towers	\$20.00 + \$5.00 per \$1,000.00	Based on Cost of Work
Commercial Towers	\$20.00 + \$10.00 per \$1,000.00	Based on Cost of Work
Notifications	\$.75	Each Notification, First Class Mail sent by Town

1. Building and Structures may include up to five times the footprint area of the building for grounds improvements, exclusive of the building footprint, as part of the building review fee.

2. Building and Grounds Improvement Fees. The sum of these two fees may be limited to \$2,500.00 per application at the discretion of the Planning Board. (Junkyards, auto graveyards, recycling business, and towers excluded.

3. Reduced Fees: The Planning Board may, upon application therefore, allow a reduced total site review fees to \$50.00 in any case which it determines that the work for which the permit is sought will be performed within the Shoreland Zone. The project shall be intended solely for the purpose of protecting a Great Pond, Stream, River, or other Natural Resources through the implementation of Conservation, Best Management Practices, or other environmental safeguards. Also, the project shall not result in the enlargement of any building or structure or an intensification of the existing use of the property.

4. Review Escrow Funds may be used by the Town to pay for professional reviews an advice requested by the Planning Board or Code Enforcement Officer related to the applicant's proposed development. Review escrow funds deposited by the applicant not spent during the course of the Town's review shall be returned to the developer within sixty days after the Planning Board's decision on the application is final. If Professional review and advice fees exceed the amount deposited, the developer shall pay the amount outstanding before final approval or any permit is granted.

**Town of Poland, Maine
PLANNING BOARD AGENDA REQUEST**

Date of meeting you are requesting to be scheduled for: _____ / _____ / _____ Meetings are normally conducted from 7:00 to 10:00 PM in the Municipal Conference Room at the Town Office
Map 15 Lot 18B Sub-lot _____

Applicant's Name: Ronald + Krishna Wante - Flowers of Serenity, LLC
Mailing Address: 14 Number 5 Rd
Town, State, Zip: Poland, ME 04274
Home Phone: 207.312.3375 Hours: Any
Work Phone: 207.346.0685 Hours: Any

Type of application: Sketch Plan ☒ Site Review ☐ Shoreland ☐ Subdivision ☐ Informational

Road location for project: 1484 Maine St

Zoning: Downtown Village Lake Watershed: NA Nature of

business to be discussed (Brief description): Flowers of Serenity LLC - to use space to sell products we make - Candles, Room spray, bath salts, + other home + body products

IMPORTANT - READ CAREFULLY:

This Office must receive the original application, plus nine (9) copies, a digital PDF copy (on either cd or usb), and appropriate fees by Friday at 1:00 p.m., eleven (11) days before the stated meeting to be put on the upcoming agenda.

- New business is scheduled on the agenda in the order this office receives this form.
- If you want your application reviewed for contents prior to the meeting, it must be in this office 14 days before the meeting.
- Should the Board choose to adjourn before all business is addressed, all remaining business will be tabled until the next available meeting.
- Unfinished business is conducted before new business is addressed.

Applicant's Signature: Ronald + Krishna Wante Date: 8 / 9 / 2020

OFFICE USE ONLY:

Request Taken By: _____ Date: _____ / _____ / _____ Time: _____: _____ a.m. p.m.



Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Date: June 23, 2020

Application Type: Formal Shoreland Zoning Application

Owners Name: David and Ruth Pease (200 Winthrop Rd. Readfield, Maine 04355)

Located at: 14 Spruce Drive

Parcel ID: 0036-0019

Zoning Districts: Rural Residential 2 and Limited Residential

Project Description:

On May 19, 2020, Mr. and Mrs. Pease submitted a Formal Shoreland Zoning Application to relocate the existing cottage and add a 208 square foot addition. The cottage will be located the same distance from the shore (34') but be centered on the lot to correct an existing encroachment. Impervious coverage of the lot will be 14.13% with all proposed improvements.

303.2.G. In addition to the standards contained elsewhere in Comprehensive Land Use Code (CLUC), the Planning Board shall consider the following in the Shoreland Area as defined:

1. Will maintain safe and healthful conditions

The proposed building will not interfere with the general health or safety of any neighbors. Based on this information the Planning Board (Board) finds that this criterion will be met.

2. Will not result in water pollution, erosion, or sedimentation to surface waters

Based on the plan submitted the Board finds that the issues of water pollution, erosion, or sedimentation to surface waters have been properly addressed. Based on this information the Board finds that this criterion will be met.

3. Will adequately provide for disposal of all wastewater

A new Wastewater Disposal system has been permitted. Based on this information the Board finds that this criterion will be met.

4. Will not have an adverse impact on spawning grounds, fish, aquatic life, birds, or other wildlife habitat

The structure is located completely on land and will not have an impact on the spawning grounds, fish, aquatic life, birds, or other wildlife habitat. Based on this information the Board finds this criterion will be met.

5. Will conserve shore cover and visual, as well as actual, points of access to inland waters

The Applicant is proposing to revegetate all disturbed areas. Based on this information above and in the record the Board finds that this criterion will be met.

6. Will protect archaeological and historic resources as designated in the Town of Poland Comprehensive Plan

The parcel and abutting parcels do not appear to be associated with any archaeological or historic resources as designated in the Comprehensive Plan. Therefore, the Board finds that this section is not applicable.

7. Will avoid problems associated with floodplain development and use

The structure associated with this application has a finished floor level that is one foot above base flood elevation. Based on this information above and in the record the Board finds that this criterion will be met.

504.3 Non-Conforming Structures

504.3. A. Expansions of Non-Conforming Structures

The Applicant is proposing a 208 square foot expansion. Based on this information the Board finds that this criterion will be met.

504.3. B. Relocation of Non-Conforming Structures

The Applicant has proposed to relocate the existing cottage in the center of the lot the same distance from the resource as the cottage is located now. The new location will utilize a part of the existing driveway. Based on this information the Board finds that this criterion will be met.

507.3.C. Reconstruction or Replacement of Non-Conforming Structures

The Board must determine if the proposed structure meets the setbacks to the greatest practical extent. The Board considered the size of the lot, the slope of the land, the potential for soil erosion, the location of other similar structures on the adjacent property, the location of the existing rain gardens and underdrainage, the location of the existing septic system, and the type and amount of vegetation that may need to be removed if the structure would be relocated. The Applicant has proposed to relocate the existing cottage in the center of the lot the same distance from the resource as the cottage is located now. The new location will utilize a part of the existing driveway. Based on this information the Board finds that this criterion will be met.

504.3. D. Change of Use of a Nonconforming Structure

This application is not for a change of use of the existing non-conforming structure; therefore, the Board finds that this section is not applicable.

504.3. E. Planning Board Special Review for a Legal Non-Conforming Single-Family Dwelling Located in a Shoreland Zoning District

Setback reductions were not applied for and the relocated cottage will be no closer to the resource than the existing structure; based on this information the Board finds that this criterion will be met.

508.27 Shoreland Zoning Standards

508.27.B. Principal and Accessory Structures

Chapter 5 §504.3 provides the performance standards for relocation and/or reconstruction of non-conforming structures. The Applicant has not proposed any accessory structures; therefore, the Board finds that this section is not applicable.

508.27.C. Multiple Principal Structures

This application does not include multiple principal structures; therefore, the Board finds that this section is not applicable.

508.27.D. Piers, Docks, Wharves, Bridges, and Other Structures and Uses

This application does not include any piers, docks, wharves, bridges, or similar structures; therefore, the Board finds that this section is not applicable.

508.27.E. Individual Private Campsites

This application does not include any individual private campsites; therefore, the Board finds that this section is not applicable.

508.27.F. Parking Areas

There are no proposed parking areas with this application nor is the parcel located in the Resource Protection Shoreland Zoning District therefore, the Board finds that this section is not applicable.

508.27.G. Roads and Driveways

There are no proposed driveway changes with this application nor is the parcel located in the Resource Protection Shoreland Zoning District; therefore, the Board finds that this section is not applicable.

508.27.H. Storm Water Runoff

The expansion of the cottage is less than 300 square feet. Based on this information and in the record the Planning Board finds that this criterion will be met.

508.27.I. Essential Services

The Applicant is not proposing to install any new electrical poles, transmission lines, satellite dishes, generators, hydrants etc.; therefore, the Board finds that this section is not applicable.

508.27.J. Mineral Exploration and Excavation Permits

The application is not for mineral exploration or any other mining or gravel pit operations; therefore, the Board finds that this section is not applicable.

508.27.K. Agriculture

The Applicant is not proposing any livestock grazing areas, manure stockpiles, or any agriculture activities within the parcel; therefore, the Board finds that this section is not applicable.

508.27.M. Clearing or Removal of Vegetation for Development Other Than Timber Harvesting or Individual Private Campsites

The proposed removal of vegetation will be permitted by the Code Enforcement Office and a replanting plan will be needed. Based on this information the Board finds that this criterion will be met.

Conclusion

- The application checklist was approved as complete on June 23, 2020, at which time the Board voted to waive the requirement for a site walk and public hearing.
- The Applicant has provided the Board with a Deed (Book 10243, Page 265) showing reasonable right, title, or interest in the property.
- The Board has concluded that they have the jurisdiction to review the application under section Chapter 5 §504.3 (Non-Conforming Structures).

Therefore, the Town of Poland Planning Board hereby approves (5-0) with the following conditions, the application for David and Ruth Pease to relocate and expand the existing cottage, as described in the application dated May 19, 2020, and the approved site plan dated June 11, 2020, and the above findings of facts.

Conditions of Approval

- Soil Erosion Control and Stormwater Management Measures shall be in place prior to construction. The Code Enforcement Officer may require additional measures be taken.
- Soil disturbance during the period March 1st to May 1st is prohibited.
- Any disturbed soils shall be revegetated immediately upon completion of construction and any disturbed soils within 100-ft. of the high-water mark shall be revegetated per the approved plan.
- This approval will expire twelve (12) months from the date of Planning Board approval if the project or the use has not been started within this allotted time.
- Building/use permits shall be obtained prior to the start of construction/use.
- A certified person in erosion control practices by the Maine Department of Environmental Protection must be present at the site each day earthmoving activity occurs for a duration that is sufficient to ensure that proper erosion and sedimentation control practices are followed. This is required until erosion and sedimentation control measures have been installed, which will either stay in place permanently or stay in place until the area is sufficiently covered with vegetation necessary to prevent soil erosion.
- The Applicant has agreed to follow the recommendations by Androscoggin County Soil and Water Conservation District regarding pre and post storm water, erosion, and phosphorus issues within the parcel.
- Plan approval is also conditioned upon compliance by the Applicant with the Plans and specifications which have been received by the Planning Board in connection with the development proposal as well as with any oral or written commitments regarding the project which were specifically made by the Applicant to the Board in the course of its deliberations.

- The Applicant must apply for and obtain all applicable permits for the proposed development under the Natural Resources Protection Act, Title 38 M.R.S.A. section 480-C, the Site Location of Development Act, the Erosion and Sedimentation Control law, Title 38 M.R.S.A. section 420-C, the Stormwater Management Law, the Federal Clean Waters Act as delegated to the State of Maine, and all other applicable state and federal laws regulating the use or development of land.
- The new site plan must be recorded with the Androscoggin County Registry of Deeds within 90 days of approval.
- The final site plan must include building height elevations, the location of the trees to be removed, setback markers for the fifty foot and seventy five foot mark.

Pursuant to Section 304.5.B of the CLUC anyone aggrieved of this decision may file a written appeal within thirty (30) days of date of this decision in accordance with Rule 80-B of the Maine Rules of Civil Procedure.

Date Approved: June 23, 2020
Poland Planning Board

James Porter , Chairperson

Stephanie Floyd, Vice -Chairperson

Secretary

George Greenwood

Cheryl Skilling

James Walker, Alternate



Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Date: June 23, 2020

Application Type: Formal Shoreland Zoning Application

Owners Name: Patrick and Shelley Shrader (P.O. Box 877 Kennebunk, Maine 04043)

Located at: 87 Birch Drive

Parcel ID: 0043-0045

Zoning Districts: Village 1 and Limited Residential

Project Description:

On May 21, 2020, Mr. and Mrs. Shrader submitted a Formal Shoreland Zoning Application to add a small deck structure and a covered entry along the southerly side of the house along with renovations to the existing garage. Renovations to the garage concern only lifting the garage roof that is located 100' beyond the normal high water mark of Middle Range Pond.

303.2.G. In addition to the standards contained elsewhere in Comprehensive Land Use Code (CLUC), the Planning Board shall consider the following in the Shoreland Area as defined:

1. Will maintain safe and healthful conditions

The proposed building will not interfere with the general health or safety of any neighbors. Based on this information the Planning Board (Board) finds that this criterion will be met.

2. Will not result in water pollution, erosion, or sedimentation to surface waters

Based on the plan submitted the Board finds that the issues of water pollution, erosion, or sedimentation to surface waters have been properly addressed. Based on this information the Board finds that this criterion will be met.

3. Will adequately provide for disposal of all wastewater

The existing Wastewater Disposal system is sufficient for the proposed project. Based on this information the Board finds that this criterion will be met.

4. Will not have an adverse impact on spawning grounds, fish, aquatic life, birds, or other wildlife habitat

The structure is located completely on land and will not have an impact on the spawning grounds, fish, aquatic life, birds, or other wildlife habitat. Based on this information the Board finds this criterion will be met.

5. Will conserve shore cover and visual, as well as actual, points of access to inland waters

The Applicant is proposing to revegetate all disturbed areas. Based on this information above and in the record the Board finds that this criterion will be met.

6. Will protect archaeological and historic resources as designated in the Town of Poland Comprehensive Plan

The parcel and abutting parcels do not appear to be associated with any archaeological or historic resources as designated in the Comprehensive Plan. Therefore, the Board finds that this section is not applicable.

7. Will avoid problems associated with floodplain development and use

The structure associated with this application has a finished floor level that is one foot above base flood elevation. Based on this information above and in the record the Board finds that this criterion will be met.

504.3 Non-Conforming Structures

504.3. A. Expansions of Non-Conforming Structures

The existing impervious surface coverage is 19.34% and the proposed coverage is 19.21% a net loss of 0.13%. Based on this information the Board finds that this criterion will be met.

504.3. B. Relocation of Non-Conforming Structures

The Applicant has not proposed to relocate the existing home. Therefore, the Board finds that this section is not applicable.

507.3.C. Reconstruction or Replacement of Non-Conforming Structures

The Board must determine if the proposed structure meets the setbacks to the greatest practical extent. The Board considered the size of the lot, the slope of the land, the potential for soil erosion, the location of other similar structures on the adjacent property, the location of the existing rain gardens and underdrainage, the location of the existing septic system, and the type and amount of vegetation that may need to be removed if the structure would be relocated. The Applicant has not proposed to relocate or replace the existing home. Therefore, the Board finds that this section is not applicable.

504.3. D. Change of Use of a Nonconforming Structure

This application is not for a change of use of the existing non-conforming structure; therefore, the Board finds that this section is not applicable.

504.3. E. Planning Board Special Review for a Legal Non-Conforming Single-Family Dwelling Located in a Shoreland Zoning District

Setback reductions were not applied for as the existing home will not be relocated. Therefore, the Board finds that this section is not applicable.

508.27 Shoreland Zoning Standards

508.27.B. Principal and Accessory Structures

Chapter 5 §504.3 provides the performance standards for relocation and/or reconstruction of non-conforming structures. The Applicant has not proposed any accessory structures; therefore, the Board finds that this section is not applicable.

508.27.C. Multiple Principal Structures

This application does not include multiple principal structures; therefore, the Board finds that this section is not applicable.

508.27.D. Piers, Docks, Wharves, Bridges, and Other Structures and Uses

This application does not include any piers, docks, wharves, bridges, or similar structures; therefore, the Board finds that this section is not applicable.

508.27.E. Individual Private Campsites

This application does not include any individual private campsites; therefore, the Board finds that this section is not applicable.

508.27.F. Parking Areas

There are no proposed parking areas with this application nor is the parcel located in the Resource Protection Shoreland Zoning District therefore, the Board finds that this section is not applicable.

508.27.G. Roads and Driveways

There are no proposed driveway changes with this application nor is the parcel located in the Resource Protection Shoreland Zoning District; therefore, the Board finds that this section is not applicable.

508.27.H. Storm Water Runoff

The expansion of the cottage is less than 300 square feet. Based on this information and in the record the Planning Board finds that this criterion will be met.

508.27.I. Essential Services

The Applicant is not proposing to install any new electrical poles, transmission lines, satellite dishes, generators, hydrants etc.; therefore, the Board finds that this section is not applicable.

508.27.J. Mineral Exploration and Excavation Permits

The application is not for mineral exploration or any other mining or gravel pit operations; therefore, the Board finds that this section is not applicable.

508.27.K. Agriculture

The Applicant is not proposing any livestock grazing areas, manure stockpiles, or any agriculture activities within the parcel; therefore, the Board finds that this section is not applicable.

508.27.M. Clearing or Removal of Vegetation for Development Other Than Timber Harvesting or Individual Private Campsites

The proposed removal of vegetation will be permitted by the Code Enforcement Office and a replanting plan will be needed. Based on this information the Board finds that this criterion will be met.

Conclusion

- The application checklist was approved as complete on June 23, 2020 at which time the Board voted to waive the requirement for a site walk and public hearing.
- The Applicant has provided the Board with a Deed (Book 10365, Page 324) showing reasonable right, title, or interest in the property.
- The Board has concluded that they have the jurisdiction to review the application under section Chapter 5 §504.3 (Non-Conforming Structures).

Therefore, the Town of Poland Planning Board hereby approves (5-0) with the following conditions, the application for Patrick and Shelley Shrader to renovate the existing home, as described in the application dated May 22, 2020, and the approved site plan dated May 19, 2020, and the above findings of facts.

Conditions of Approval

- Soil Erosion Control and Stormwater Management Measures shall be in place prior to construction. The Code Enforcement Officer may require additional measures be taken.
- Soil disturbance during the period March 1st to May 1st is prohibited.
- Any disturbed soils shall be revegetated immediately upon completion of construction and any disturbed soils within 100-ft. of the high-water mark shall be revegetated per the approved plan.
- This approval will expire twelve (12) months from the date of Planning Board approval if the project or the use has not been started within this allotted time.
- Building/use permits shall be obtained prior to the start of construction/use.
- A certified person in erosion control practices by the Maine Department of Environmental Protection must be present at the site each day earthmoving activity occurs for a duration that is sufficient to ensure that proper erosion and sedimentation control practices are followed. This is required until erosion and sedimentation control measures have been installed, which will either stay in place permanently or stay in place until the area is sufficiently covered with vegetation necessary to prevent soil erosion.
- The Applicant has agreed to follow the recommendations by Androscoggin County Soil and Water Conservation District regarding pre and post storm water, erosion, and phosphorus issues within the parcel.
- Plan approval is also conditioned upon compliance by the Applicant with the Plans and specifications which have been received by the Planning Board in connection with the development proposal as well as with any oral or written commitments regarding the project which were specifically made by the Applicant to the Board in the course of its deliberations.

- The Applicant must apply for and obtain all applicable permits for the proposed development under the Natural Resources Protection Act, Title 38 M.R.S.A. section 480-C, the Site Location of Development Act, the Erosion and Sedimentation Control law, Title 38 M.R.S.A. section 420-C, the Stormwater Management Law, the Federal Clean Waters Act as delegated to the State of Maine, and all other applicable state and federal laws regulating the use or development of land.
- The new site plan must be recorded with the Androscoggin County Registry of Deeds within 90 days of approval.

Pursuant to Section 304.5.B of the CLUC anyone aggrieved of this decision may file a written appeal within thirty (30) days of date of this decision in accordance with Rule 80-B of the Maine Rules of Civil Procedure.

Date Approved: June 23, 2020
Poland Planning Board

James Porter , Chairperson

Stephanie Floyd, Vice -Chairperson

Secretary

George Greenwood

Cheryl Skilling

James Walker, Alternate



Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Application Type: Site Plan

Owners Name: NextGrid Renewable Energy (c/o Gil Paquette, VHB, 500 Scarborough Drive, Suite 105B, South Portland, ME 04106-6928)

Located at: Lewiston Junction Road

Parcel ID: 0003-0009A

Zoning Districts: General Purpose-32 (G-3)

SITE PLAN REVIEW STANDARDS

A. Preservation of Landscape:

This application to convert 17+/- acres of mostly agricultural land to a 5.243MW solar array. The total parcel size is eighty-five (85) acres. The natural contours of the land will be mostly preserved. A wooded buffer remains around the perimeter of the site.

There are no scenic vistas defined in the Comprehensive Plan associated with this property and the proposed area is not located on slopes exceeding twenty (20%) percent with this application. Based on the information above and in the record the Planning Board finds that standards of this section will be met.

B. Relation of Proposed Buildings to Environment:

There are no new buildings proposed with this application; therefore, the Board finds that this section is not applicable.

C. Compatibility with Residential Areas:

Once construction is completed, traffic to the site will be limited to maintenance. The system can be monitored remotely. The solar arrays will be visually buffered by surrounding woodland. The panels are designed to absorb, not reflect light. Based on the information above and in the record the Board finds that the standards of this section will be met.

D. Vehicular Access:

The width of the access road varies throughout the site. A road name has not been approved. Based on the information above and in the record the Board finds that the standards of this section will be met, provided the access road is upgraded to a minimum 20 feet wide including a travel lane and shoulders throughout the property and that a road name is submitted and approved by the Town of Poland.

E. Access to Routes 11, 26, 121 and 122:

The site will not have access from Routes 11, 26, 121 and 122; therefore, this section does not apply.

F. Surface Water:

The site is in the Sabbathday Pond-Upper Royal River watershed. Meadow buffers will prevent erosion and will provide some treatment of stormwater. A Stormwater Permit-by-Rule must be issued by the Maine Department of Environmental Protection. A full stormwater plan has not been submitted; therefore, the actual impacts of stormwater have not been established or reviewed.

In November 2019 wetlands were delineated. The project will impact 6,365 square feet of freshwater wetlands, a Tier 1 permit from the Maine Department of Environmental Protection has been submitted.

Based on this information and in the record, the Board finds that the standards of this section will be met provided a full stormwater report is submitted if the project is approved by the Maine Public Utilities Commission.

G. Conservation, Erosion and Sediment Control:

The solar array area will be seeded to become a meadow when construction is completed. An Erosion and Sedimentation Plan was submitted to protect the land from eroding and sedimentation build-up. A Stormwater Permit-by-Rule from the Maine Department of Environmental Protection will be required. Based on this information and in the record the Board finds that the standards of this section will be met.

H. Phosphorus Export:

The parcel is located in the Sabbathday Pond-Upper Royal River watershed; therefore, the Board finds that this section is not applicable.

I. Site Conditions:

The standards described in the 509.9.1 General Review Standards will be followed. Based on this information and in the record the Board finds that the standards of this section will be met.

J. Signs:

Required safety and warning signs are all that will be used for this project; therefore, the Board finds that this section is not applicable.

K. Special Features:

No special features are proposed with this project; therefore, the Board finds that this section is not applicable.

L. Exterior Lighting:

This application does not include any new exterior lighting; therefore, the Board finds that this section is not applicable.

M. Emergency Vehicle Access:

A Knox Box will be installed at the gate for emergency personnel to get access to the site. The applicant will coordinate accessibility to the site with local emergency personnel. A sixteen foot buffer will be maintained between the arrays and the perimeter fence to accommodate maintenance and emergency vehicles. Based on this information and in the record the Board finds that the standards of this section will be met.

N. Municipal Services:

The internal road will be maintained by the applicant. No new public infrastructure is being built. Based on this information and in the record the Board finds that the standards of this criteria will be met.

O. Water Supply:

No water service is required for this use; therefore, this standard is not applicable.

P. Ground Water:

No evidence of fuels, chemicals, flammable or hazardous materials being used or stored on the site was submitted; therefore, this standard is not applicable.

Q. Air Emissions:

The solar arrays will have no point or non-point source air pollution; therefore, the standards of this section are not applicable.

R. Odor Control:

The solar arrays do not generate any odors; therefore, the standards of this section are not applicable.

S. Noise

Noise will be produced by the inverters and converters necessary for a solar array. Noise is only created when solar power is being generated; therefore, there is no noise at night. Daytime noise is a small hum. If any blasting is required during construction it will be done in accordance with the blasting plan. Based on this information, the standards of this section have been met.

T. Sewage Disposal

No subsurface wastewater disposal system will be installed on the site; therefore, the Board finds that this section is not applicable.

U. Waste Disposal

After construction, no waste will be generated at this site. Construction waste (wood pallets, cardboard boxes) will be disposed of at a licensed disposal facility. Based on the information above and in the record the Board finds that the standards of this criteria will be met.

V. Buffer Areas

The plan includes maintaining mature vegetation along the road to buffer the visual impact of the solar arrays. Based on this information and in the record the Board finds that the standards of this section will be met.

W. Adequate Financial and Technical Capacity

Project construction is estimated at \$5,520,000. Madison Energy Investments, LLC and NextGrid Inc. have a long-term agreement to purchase the power. Madison Energy Investments, LLC backed by Stonepeak Infrastructure Partners operate a \$250M to construct and own solar energy and storage projects in the US.

Gil Paquette, Director, Energy/Environmental Services, of VHB, Inc. is experienced in solar site design.

The applicant has demonstrated that they have highly experienced staff working on this project and that the assembled team has the financial and technical capacity to complete the project. Based on this information and in the record the Board finds that the standards of this section will be met.

X. Conformance with the Comprehensive Plan

The solar array is in conformance with the Comprehensive Plan and is a permitted use within the G-3 Zoning district. Based on this information and in the record the Board finds that the standards of this section will be met.

Conclusion

- The application was heard and approved on June 9, 2020

Therefore, the Town of Poland Planning Board hereby approves the Formal Site Plan for NextGrid, Inc. for the installation of a solar farm as described in the application dated March 13, 2020 and the above findings of facts.

Conditions of Approval:

1. **If the Maine Public Utilities Commission (PUC) approves the project, NextGrid, Inc. must return to the Planning Board with the following information:**
 - a. **A full survey,**
 - b. **a full stormwater plan,**
 - c. **a road name application,**
 - d. **a road that is twenty (20) feet wide as per CLUC requirements**

Pursuant to Section 304.5.B of the CLUC anyone aggrieved of this decision may file a written appeal within thirty (30) days of date of this decision in accordance with Rule 80-B of the Maine Rules of Civil Procedure.

Date Approved: June 9, 2020
Poland Planning Board

James Porter, Chairperson

Stephanie Floyd, Vice -Chairperson

Secretary

George Greenwood

Cheryl Skilling

James Walker, Alternate



Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Application Type: Site Plan

Owners Name: BD Solar Auburn, LLC (P.O. Box 9729 Portland, ME 04104)

Located at: Lewiston Junction Road

Parcel ID: 0004-0016 and 0004-0015-01

Zoning Districts: General Purpose-32 (G-3)

SITE PLAN REVIEW STANDARDS

A. Preservation of Landscape:

This application to install a 14.6 MW solar farm on a 46.2-acre site. The site is currently undeveloped and is primarily wooded with wetlands and open meadow. The clearing will be limited to the area needed for the installation of the solar panels and to prevent any shading of the panels. The ground slopes 0 to 8% and drains to the southeast. The topography will not be significantly altered with the installation of the solar array. Approximately 45 wooded acres will be cleared and converted to meadow. The meadow will be mowed no more than twice a year to maintain the meadow buffer standards established by the Department of Environmental Protection. Approximately 1.92 acres of new impervious surfaces will be created from the development of an access road and the installation of concrete pads for equipment and the support system for the panels.

There are no scenic vistas defined in the Comprehensive Plan associated with this property and the proposed area is not located on slopes exceeding twenty (20%) percent with this application. Clearing on the site is limited to the solar arrays and trees that would shade the array. The access to the site is from an adjacent property in the City of Augusta. Based on this information above and in the record the Planning Board (Board) finds that the standards of this section will be met.

B. Relation of Proposed Buildings to Environment:

There are no new buildings proposed with this application; therefore, the Board finds that this section is not applicable.

C. Compatibility with Residential Areas:

Once construction is completed, traffic to the site will be limited to maintenance. The system can be monitored remotely. The solar arrays will be visually buffered by surrounding woodland. The panels are designed to absorb, not reflect light. Noise is limited to inverters and converters which will be below the allowable 55 dba (see details in Section S). Based on this information above and in the record the Board finds that the standards of this section will be met.

D. Vehicular Access:

This project is situated on the Poland – Auburn border. Access to the site will be from Auburn. The road will be 20 feet wide including a travel lane and shoulders and will follow existing grades as much as possible. Based on this information and in the record the Board finds that the standards of this section will be met.

E. Access to Routes 11, 26, 121 and 122:

The site will not have access from Routes 11, 26, 121 and 122; therefore, this section does not apply.

F. Surface Water:

Overall drainage patterns on the site will remain the same in pre- and post-development conditions. Meadow buffers will prevent erosion and will provide some treatment of stormwater. A Stormwater Permit-by-Rule must be issued by the Maine Department of Environmental Protection. Wetlands were delineated in accordance with the 1987 Corps of Engineers Wetlands Delineation Manual. Vernal pools identification was completed in accordance with the MAWS vernal pool survey protocol. Based on this information and in the record, the Board finds that the standards of this section will be met.

G. Conservation, Erosion and Sediment Control:

The solar array area will be cleared, stumped and grubbed and seeded to become a meadow. An Erosion and Sedimentation Plan was submitted to protect the land from eroding and sedimentation build-up. That Plan was reviewed and approved by James Seymour, PE. A Stormwater Permit-by-Rule from the Maine Department of Environmental Protection will be required. The Maine Department of Agriculture, Conservation, and Forestry noted that Swamp Oaks may be present in the area. A survey was done and no Swamp Oaks were found. Based on this information and in the record the Board finds that the standards of this section will be met.

H. Phosphorus Export:

The parcel is located in the Little Androscoggin River watershed not a great pond watershed; therefore, the Board finds that this section is not applicable.

I. Site Conditions:

The applicant has stated that the contractor will make sure the construction will be kept in a clean and safe manner as described in the 509.9.1 General Review Standards. Based on this information and in the record the Board finds that the standards of this section will be met.

J. Signs:

Required safety and warning signs are all that will be used for this project; therefore, the Board finds that this section is not applicable.

K. Special Features:

No special features are proposed with this project; therefore, the Board finds that this section is not applicable.

L. Exterior Lighting:

This application does not include any new exterior lighting; therefore, the Board finds that this section is not applicable.

M. Emergency Vehicle Access:

A Knox Box will be installed at the gate for emergency personnel to get access to the site. The applicant will coordinate accessibility to the site with local emergency personnel. Based on this information and in the record the Board finds that the standards of this section will be met.

N. Municipal Services:

The internal road will be maintained by the applicant. No new public infrastructure is being built. Based on this information and in the record the Board finds that the standards of this criteria will be met.

O. Water Supply:

No water service is required for this use; therefore, this standard is not applicable.

P. Ground Water:

No fuels, chemicals, flammable or hazardous materials will be used or stored on the site; therefore, this standard is not applicable.

Q. Air Emissions:

The solar arrays will have no point or non-point source air pollution; therefore, the standards of this section are not applicable.

R. Odor Control:

The solar arrays do not generate any odors; therefore, the standards of this section are met.

S. Noise

Noise will be produced by the inverters and converters necessary for a solar array. This equipment will be located several hundred feet from the property lines. Technical data has been submitted by the applicant showing the level of sound created by each piece of equipment. All of the equipment meets the established level of sound for the Town of Poland at the property line. Based on this information, the standards of this section have been met.

T. Sewage Disposal

No subsurface wastewater disposal system will be installed on the site; therefore, the Board finds that this section is not applicable.

U. Waste Disposal

No waste will be generated at this site. Pine Tree Waste Services, in a letter dated October 14, 2019, states that they have the capacity to dispose of construction debris and cardboard generated during construction. The end site of this material will be Casella Recycling. Based on this information above and in the record the Board finds that the standards of this criteria will be met.

V. Buffer Areas

The plan includes maintaining mature vegetation along the road to buffer the visual impact of the solar arrays. Based on this information above and in the record the Board finds that the standards of this section will be met.

W. Adequate Financial and Technical Capacity

In a letter dated November 8, 2018, Nicolas Holman, Director of BNRG Renewables Ltd (BNRG), states that they will be providing development funding for this project. BNRG has funded renewable energy projects in the US, Great Britain, Ireland, Bulgaria and Greece.

Sean Thies, PE, Senior Project Manager, CES, Inc. has over 20 years of site design experience.

The applicant has demonstrated that they have highly experienced staff working on this project and that the assembled team has the financial and technical capacity to complete the project. Based on this information and in the record the Board finds that the standards of this section will be met.

X. Conformance with the Comprehensive Plan

The solar array is in conformance with the Comprehensive Plan and is a permitted use within the G-3 Zoning district. Based on this information and in the record the Board finds that the standards of this section will be met.

Conclusion

- A pre application/sketch plan application was heard and approved on February 25, 2020, at which time the Board approved the sketch plan application, found that the application checklist was complete and voted to not conduct a site walk or public hearing.

Therefore, the Town of Poland Planning Board hereby approves the Formal Site Plan for BD Solar Auburn, LLC for the installation of a solar farm as described in the application dated March 13, 2020, and the above findings of facts.

Conditions of Approval:

Pursuant to Section 304.5.B of the CLUC anyone aggrieved of this decision may file a written appeal within thirty (30) days of date of this decision in accordance with Rule 80-B of the Maine Rules of Civil Procedure.

Date Approved: June 9, 2020
Poland Planning Board

James Porter, Chairperson

Stephanie Floyd, Vice -Chairperson

Secretary

George Greenwood

Cheryl Skilling

James Walker, Alternate



Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Date: June 15, 2020

Application Type: Formal Shoreland Zoning Application

Owners Name: Jeanette and William Almy

Located at: 23 Nash Lane

Parcel ID: 0034-0016

Zoning Districts: Rural Residential 2 and Limited Residential

Project Description:

On July 15, 2020, Mr. and Mrs. Almy submitted a Formal Shoreland Zoning Application to add a 12' x 27' two story addition to the existing house. The proposed addition will cover 414 square feet of new impervious surface to bring the new impervious coverage to 9.9 percent.

303.2.G. In addition to the standards contained elsewhere in Comprehensive Land Use Code (CLUC), the Planning Board shall consider the following in the Shoreland Area as defined:

1. Will maintain safe and healthful conditions

The proposed building will not interfere with the general health or safety of any neighbors. Based on this information the Planning Board (Board) finds that this criterion will be met.

2. Will not result in water pollution, erosion, or sedimentation to surface waters

Based on the plan submitted the Board finds that the issues of water pollution, erosion, or sedimentation to surface waters have been properly addressed. Based on this information the Board finds that this criterion will be met.

3. Will adequately provide for disposal of all wastewater

No changes in the current subsurface waste have been proposed; therefore, the Board finds that this section is not applicable.

4. Will not have an adverse impact on spawning grounds, fish, aquatic life, birds, or other wildlife habitat

The structure is located completely on land and will not have an impact on the spawning grounds, fish, aquatic life, birds, or other wildlife habitat. Based on this information the Board finds this criterion will be met.

5. Will conserve shore cover and visual, as well as actual, points of access to inland waters

The Applicant is proposing to revegetate all disturbed areas. Based on this information above and in the record the Board finds that this criterion will be met.

6. Will protect archaeological and historic resources as designated in the Town of Poland Comprehensive Plan

The parcel and abutting parcels do not appear to be associated with any archaeological or historic resources as designated in the Comprehensive Plan. Therefore, the Board finds that this section is not applicable.

7. Will avoid problems associated with floodplain development and use

The structure associated with this application has a finished floor level that is one foot above base flood elevation. Based on this information above and in the record the Board finds that this criterion will be met.

504.3 Non-Conforming Structures

504.3. A. Expansions of Non-Conforming Structures

The Applicant is proposing a 414 square foot expansion. The new impervious lot coverage will be 9.9 percent. Based on this information the Board finds that this criterion will be met.

504.3. B. Relocation of Non-Conforming Structures

The Applicant has not proposed to relocate they have proposed to add 324 square feet to the existing home: therefore, the Board finds that this section is not applicable.

507.3.C. Reconstruction or Replacement of Non-Conforming Structures

The Board must determine if the proposed structure meets the setbacks to the greatest practical extent. The Board considered the size of the lot, the slope of the land, the potential for soil erosion, the location of other similar structures on the adjacent property, the location of the existing rain gardens and underdrainage, the location of the existing septic system, and the type and amount of vegetation that may need to be removed if the structure would be relocated. The Applicant has not proposed to relocate they have proposed to add 324 square feet to the existing home; therefore, the Board finds that this section is not applicable.

504.3. D. Change of Use of a Nonconforming Structure

This application is not for a change of use of the existing non-conforming structure; therefore, the Board finds that this section is not applicable.

504.3. E. Planning Board Special Review for a Legal Non-Conforming Single-Family Dwelling Located in a Shoreland Zoning District

Setback reductions were not applied for and the relocated cottage will be no closer to the resource than the existing structure; based on this information the Board finds that this criterion will be met.

508.27 Shoreland Zoning Standards

508.27.B. Principal and Accessory Structures

Chapter 5 §504.3 provides the performance standards for relocation and/or reconstruction of non-conforming structures. The Applicant has not proposed any accessory structures; therefore, the Board finds that this section is not applicable.

508.27.C. Multiple Principal Structures

This application does not include multiple principal structures; therefore, the Board finds that this section is not applicable.

508.27.D. Piers, Docks, Wharves, Bridges, and Other Structures and Uses

This application does not include any piers, docks, wharves, bridges, or similar structures; therefore, the Board finds that this section is not applicable.

508.27.E. Individual Private Campsites

This application does not include any individual private campsites; therefore, the Board finds that this section is not applicable.

508.27.F. Parking Areas

There are no proposed parking areas with this application nor is the parcel located in the Resource Protection Shoreland Zoning District; therefore, the Board finds that this section is not applicable.

508.27.G. Roads and Driveways

There are no proposed driveway changes with this application nor is the parcel located in the Resource Protection Shoreland Zoning District; therefore, the Board finds that this section is not applicable.

508.27.H. Storm Water Runoff

The phosphorus calculation form submitted with the application shows the required 30 points. Based on this information and in the record the Planning Board finds that this criterion will be met.

508.27.I. Essential Services

The Applicant is not proposing to install any new electrical poles, transmission lines, satellite dishes, generators, hydrants etc.; therefore, the Board finds that this section is not applicable.

508.27.J. Mineral Exploration and Excavation Permits

The application is not for mineral exploration or any other mining or gravel pit operations; therefore, the Board finds that this section is not applicable.

508.27.K. Agriculture

The Applicant is not proposing any livestock grazing areas, manure stockpiles, or any agriculture activities within the parcel; therefore, the Board finds that this section is not applicable.

508.27.M. Clearing or Removal of Vegetation for Development Other Than Timber Harvesting or Individual Private Campsites

Any proposed removal of vegetation will be permitted by the Code Enforcement Office and a replanting plan will be needed. Based on this information the Board finds that this criterion will be met.

Conclusion

- The application checklist was approved as complete on July 15, 2020, at which time the Board voted to waive the requirement for a site walk and public hearing.
- The Applicant has provided the Board with a Deed (Book 7464, Page 326) showing reasonable right, title, or interest in the property.
- The Board has concluded that they have the jurisdiction to review the application under section Chapter 5 §504.3 (Non-Conforming Structures).

Therefore, the Town of Poland Planning Board hereby approves (3-0) with the following conditions, the application for Jeanette and William Almy build a 324 square foot two story addition, as described in the application dated July 2, 2020, and the approved site plan dated July 14, 2020, and the above findings of facts.

Conditions of Approval

- Soil Erosion Control and Stormwater Management Measures shall be in place prior to construction. The Code Enforcement Officer may require additional measures be taken.
- Soil disturbance during the period March 1st to May 1st is prohibited.
- Any disturbed soils shall be revegetated immediately upon completion of construction and any disturbed soils within 100-ft. of the high-water mark shall be revegetated per the approved plan.
- This approval will expire twelve (12) months from the date of Planning Board approval if the project or the use has not been started within this allotted time.
- Building/use permits shall be obtained prior to the start of construction/use.
- A certified person in erosion control practices by the Maine Department of Environmental Protection must be present at the site each day earthmoving activity occurs for a duration that is sufficient to ensure that proper erosion and sedimentation control practices are followed. This is required until erosion and sedimentation control measures have been installed, which will either stay in place permanently or stay in place until the area is sufficiently covered with vegetation necessary to prevent soil erosion.
- The Applicant has agreed to follow the recommendations by Androscoggin County Soil and Water Conservation District regarding pre and post storm water, erosion, and phosphorus issues within the parcel.
- Plan approval is also conditioned upon compliance by the Applicant with the Plans and specifications which have been received by the Planning Board in connection with the development proposal as well as with any oral or written commitments regarding the project which were specifically made by the Applicant to the Board in the course of its deliberations.
- The Applicant must apply for and obtain all applicable permits for the proposed development under the Natural Resources Protection Act, Title 38 M.R.S.A. section 480-C, the Site Location of Development Act, the Erosion and Sedimentation Control law, Title 38 M.R.S.A. section 420-C, the Stormwater Management Law, the Federal Clean Waters Act as delegated to the State of Maine, and all other applicable state and federal laws regulating the use or development of land.
- The new site plan must be recorded with the Androscoggin County Registry of Deeds within 90 days of approval.

Pursuant to Section 304.5.B of the CLUC anyone aggrieved of this decision may file a written appeal within thirty (30) days of date of this decision in accordance with Rule 80-B of the Maine Rules of Civil Procedure.

Date Approved: July 15, 2020
Poland Planning Board

James Porter, Chairperson

Stephanie Floyd, Vice -Chairperson

Secretary

George Greenwood

Cheryl Skilling

James Walker, Alternate



Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Application Type: Formal Site plan

Owners Name: Middle Range Pond Restaurant LLC (640 Maine St. Poland, Maine 04274)

Located at: 723 Maine St.

Parcel ID: 0006-0052

Zoning District: Village 1

509.8 SUBMISSIONS

The Planning Board voted on July 15, 2020, that the application included all the mandatory submissions requirements for the proposed addition of 22 new boat slips. Based on this information and in the record the Planning Board finds that this criterion will be met.

509.9 SITE PLAN REVIEW STANDARDS

A. Preservation of Landscape:

The Applicant is not proposing any exterior changes to the parcel. Based on this information above and in the record the Planning Board finds that this criterion will be met.

B. Relation of Proposed Buildings to Environment:

The applicant has not proposed any new buildings; therefore, the Board finds that this section is not applicable.

C. Compatibility with Residential Areas:

The property has been a commercial restaurant and marina for several years and the new boat slips will not alter the existing character of the lot. There is ample parking located on the lot for the proposed use and the proposal will not create any unsightly views, noise, odor, or lighting pollution. Based on this information above and in the record the Planning Board finds that this criterion will be met.

D. Vehicular Access:

This parcel does not appear to contain more than five hundred (500') feet of street frontage on a single street and consists of more than ten (10) acres; therefore, a conceptual access master plan is not required.

Furthermore, the applicant is not proposing any changes to the existing Maine Department of Transportation (MDOT) approved curb cuts. Based on this information and in the record the Planning Board finds that this criterion will be met.

E. Access to Route:

The Maine Department of Transportation (MDOT) has approved the existing location of the driveway entrance. Based on this information and in the record the Planning Board finds that this criterion will be met.

F. Surface Water:

The Applicant has not proposed any changes to the site. Based on this information and in the record the Planning Board finds that this criterion will be met.

G. Conservation, Erosion and Sediment Control:

This application does not include any proposed development or soil disturbances only new dock space for boat slips; therefore, the Board finds that this section is not applicable.

H. Phosphorus Export:

The parcel is in the Range Pond watershed, a great pond watershed. No changes to the site are proposed; therefore, the Board finds that this section is not applicable.

I. Site Conditions:

This application does not include any proposed development or soil disturbances; therefore, the Board finds that this section is not applicable.

J. Signs:

The Applicant has not proposed any new signs; therefore, the Board finds that this section is not applicable.

K. Special Features:

The Applicant is not proposing to install any new mechanical equipment. Based on this information and in the record the Planning Board finds that this criterion will be met.

L. Exterior Lighting:

The Applicant is not proposing to install any new exterior lighting. Based on this information and in the record the Planning Board finds that this criterion will be met.

M. Emergency Vehicle Access:

The property already has emergency access to three sides of the building. Based on this information and in the record the Planning Board finds that this criterion will be met.

N. Municipal Services:

All Town departments have not disclosed any concerns with the application as it stands. Based on this information and in the record the Planning Board finds that this criterion will be met.

O. Water Supply:

The existing private well should be sufficient with minimal impact from the new boat slips. Based on this information and in the record the Planning Board finds that this criterion will be met.

P. Ground Water:

The parcel is partially located in an aquifer overlay district however the application does not include any activities that are prohibited within the overlay district therefore, the existing and proposed development

shall not result in undue effect of the quality or quantity of ground water. Based on this information and in the record the Planning Board finds that this criterion will be met.

Q. Air Emissions:

The new boat slips will not create any dust, ash, smoke, or other particulate matter and will meet or exceed the standards set by the MDEP. Based on this information and in the record the Planning Board finds that this criterion will be met.

R. Odor Control:

The new boat slips will not produce any offensive or harmful odors. Based on this information and in the record the Planning Board finds that this criterion will be met.

S. Noise:

The Applicant has stated that the proposed boat slips will meet the Town and MDEP'S minimum noise standards. Based on this information and in the record the Planning Board finds that this criterion will be met.

T. Sewage Disposal

The existing subsurface wastewater system installed in 2008 is designed for 124 seats at 7 gallons per day. Based on this information and in the record the Planning Board finds that this criterion will be met.

U. Waste Disposal

The Applicant is proposing no visible on-site waste disposal. Based on this information and in the record the Planning Board finds that this criterion will be met.

V. Buffer Areas

All buffer areas are existing and the new boat slips will have little effect on those buffers. Based on this information above and in the record the Planning Board finds that this criterion will be met.

W. Adequate Financial and Technical Capacity

The Applicant has sufficient financial and technical ability to install the new boat slips. Based on this information and in the record the Planning Board finds that this criterion will be met.

X. Conformance with the Comprehensive Plan

The 22 new boat slips are consistent with the existing use of the restaurant and marina. Based on this information and in the record the Planning Board finds that this criterion will be met.

Conclusion

- The Board reviewed the Site Plan application on June 9, 2020, at which time the Board tabled the application and scheduled a site walk.
- A site walk was completed on June 23, 2020.
- The Board reviewed the amended Site Plan application again on July 15, 2020, at which time the Board deemed the application as completed and decided to not hold a public hearing or another site walk for the application.

- The Applicant has provided the Board with a deed, Book 7406 Page 16, showing reasonable right, title, or interest in the property.
- The Board has concluded that they have the jurisdiction to review the application under Ch. 5 § 509.2.A.3.

Therefore, the Town of Poland Planning Board hereby approves by a vote of 3-0 with the following conditions the application for Middle Range Pond Restaurant LLC for the addition of 22 boat slips as described in the application dated March 3, 2020, with an amendment on June 30, 2020, and the above findings of facts.

Conditions of Approval:

- Plan approval is also conditioned upon compliance by the Applicant with the Plans and specifications which have been received by the Planning Board in connection with the development proposal as well as with any oral or written commitments regarding the project which were specifically made by the Applicant to the Board in the course of its deliberations
- This approval will expire twelve (12) months from the date of Planning Board approval if the project or the use has not been started within this allotted time
- Building/use permits shall be obtained prior to the start of construction/use
- The Applicant must apply for and obtain all applicable permits for the proposed development under the Natural Resources Protection Act, Title 38 M.R.S.A. section 480-C, the Site Location of Development Act, the Erosion and Sedimentation Control law, Title 38 M.R.S.A. section 420-C, the Stormwater Management Law, the Federal Clean Waters Act as delegated to the State of Maine, and all other applicable state and federal laws regulating the use or development of land.

Pursuant to Section 304.5.B of the CLUC anyone aggrieved of this decision may file a written appeal within thirty (30) days of date of this decision in accordance with Rule 80-B of the Maine Rules of Civil Procedure.

Date Approved: July 15, 2020
Poland Planning Board

James Porter, Chairman

Stephanie Floyd, Vice Chairman

Secretary

George Greenwood, Member

Cheryl Skilling, Member

James Walker, Alternate Member



Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Application Type: Formal Site plan

Owners Name: Taylor Investments, LLC (359 Johnson Hill Rd. Poland, Maine 04274)

Located at: 1408 Maine St.

Parcel ID: 0039-0008

Zoning District: Downtown Village, Aquifer Overlay 1

509.8 SUBMISSIONS

The Planning Board voted on July 15, 2020, that the application included all the mandatory submissions requirements for the proposed 3000 square foot storage building with an office and bathroom for the existing property maintenance business. The new building will be placed on existing impervious surfaces. Based on this information and in the record the Planning Board finds that this criterion will be met.

509.9 SITE PLAN REVIEW STANDARDS

A. Preservation of Landscape:

The Applicant is not proposing any landscape changes to the parcel. Based on this information above and in the record the Planning Board finds that this criterion will be met.

B. Relation of Proposed Buildings to Environment:

The proposed building will have metal siding with color and texture changes, is of neutral colors and has a 5/12 pitched metal roof, all of which are consistent with the Downtown District standards. Based on this information above and in the record the Planning Board finds that this criterion will be met.

C. Compatibility with Residential Areas:

The property has been commercial for several years and the proposed 3000 square foot building will not alter the existing character of the lot. There is ample parking located on the lot for the proposed use and the proposal will not create any unsightly views, noise, odor, or lighting pollution. Based on this information above and in the record the Planning Board finds that this criterion will be met.

D. Vehicular Access:

This parcel does not appear to contain more than five hundred (500') feet of street frontage on a single street and consists of more than ten (10) acres; therefore, a conceptual access master plan is not required. Furthermore, the applicant is not proposing any changes to the existing Maine Department of Transportation (MDOT) approved curb cuts. Based on this information and in the record the Planning Board finds that this criterion will be met.

E. Access to Route:

The Maine Department of Transportation (MDOT) has approved the existing location of the driveway entrance. Based on this information and in the record the Planning Board finds that this criterion will be met.

F. Surface Water:

The Applicant has not proposed any changes to the site only the addition of a 3000 square foot building on existing impervious surfaces. Based on this information and in the record the Planning Board finds that this criterion will be met.

G. Conservation, Erosion and Sediment Control:

The placement of the new 3000 square foot building is on existing impervious surfaces. No vegetation will be disturbed, and erosion control will be in place during construction. Based on this information and in the record the Planning Board finds that this criterion will be met.

H. Phosphorus Export:

The parcel is in the Little Androscoggin watershed. The Applicant has asked for a waiver of the stormwater requirements; therefore, the Board finds that this section is not applicable.

I. Site Conditions:

The proposed 3000 square foot building will create minimal changes to the existing parking area. Based on this information and in the record the Planning Board finds that this criterion will be met.

J. Signs:

There is an existing permitted sign at the entrance of the business and no new signs are proposed. Based on this information and in the record the Planning Board finds that this criterion will be met.

K. Special Features:

The Applicant is not proposing to install any new mechanical equipment. Based on this information and in the record the Planning Board finds that this criterion will be met.

L. Exterior Lighting:

The Applicant has proposed to install full cut off lighting for any exterior lighting. Based on this information and in the record the Planning Board finds that this criterion will be met.

M. Emergency Vehicle Access:

The proposed 3000 square foot building will require emergency access all sides of the building. Based on this information and in the record the Planning Board finds that this criterion will be met.

N. Municipal Services:

All Town departments have not disclosed any concerns with the application as it stands. Based on this information and in the record the Planning Board finds that this criterion will be met.

O. Water Supply:

The property has access to the public water supply. Based on this information and in the record the Planning Board finds that this criterion will be met.

P. Ground Water:

The parcel is located in an aquifer overlay district however the application does not include any activities that are prohibited within the overlay district therefore, the existing and proposed development shall not result in undue effect of the quality or quantity of ground water. Based on this information and in the record the Planning Board finds that this criterion will be met.

Q. Air Emissions:

The proposed 300 square foot building will not create any dust, ash, smoke, or other particulate matter and will meet or exceed the standards set by the MDEP. Based on this information and in the record the Planning Board finds that this criterion will be met.

R. Odor Control:

The proposed 300 square foot building will not produce any offensive or harmful odors. Based on this information and in the record the Planning Board finds that this criterion will be met.

S. Noise:

The Applicant has stated that the proposed 300 square foot building will meet the Town and MDEP'S minimum noise standards. Based on this information and in the record the Planning Board finds that this criterion will be met.

T. Sewage Disposal

There is a proposed subsurface wastewater system on file for the proposed 300 square foot building. Based on this information and in the record the Planning Board finds that this criterion will be met.

U. Waste Disposal

The Applicant is proposing no visible on-site waste disposal. Based on this information and in the record the Planning Board finds that this criterion will be met.

V. Buffer Areas

There really are no existing buffer areas on the lot and the proposed 300 square foot building will have little effect on those buffers. Based on this information above and in the record the Planning Board finds that this criterion will be met.

W. Adequate Financial and Technical Capacity

The Applicant has provided a contract with Morton Buildings Inc. Based on this information and in the record the Planning Board finds that this criterion will be met.

X. Conformance with the Comprehensive Plan

The existing use of the property is a legal non-conforming use in the Downtown Village zoning district and will be in conformance with the Comprehensive Plan. Based on this information and in the record the Planning Board finds that this criterion will be met.

Conclusion

- The Board reviewed the Site Plan application on July 15, 2020 at which time the Board deemed the application as completed and decided to not hold a public hearing or site walk for the application.
- The Board has waived the landscape and traffic data requirements.
- The Applicant has provided the Board with a deed, Book 9572 Page 335, showing reasonable right, title, or interest in the property.
- The Board has concluded that they have the jurisdiction to review the application under Ch. 5 § 509.2.A.3.

Therefore, the Town of Poland Planning Board hereby approves by a vote of 3-0 with the following conditions the application for Taylor Investments LLC for the proposed 300 square foot building as described in the application dated June 15, 2020, the site plan dated June 7, 2020, and the above findings of facts.

Conditions of Approval:

- Plan approval is also conditioned upon compliance by the Applicant with the Plans and specifications which have been received by the Planning Board in connection with the development proposal as well as with any oral or written commitments regarding the project which were specifically made by the Applicant to the Board in the course of its deliberations
- This approval will expire twelve (12) months from the date of Planning Board approval if the project or the use has not been started within this allotted time
- Building/use permits shall be obtained prior to the start of construction/use
- The Applicant must apply for and obtain all applicable permits for the proposed development under the Natural Resources Protection Act, Title 38 M.R.S.A. section 480-C, the Site Location of Development Act, the Erosion and Sedimentation Control law, Title 38 M.R.S.A. section 420-C, the Stormwater Management Law, the Federal Clean Waters Act as delegated to the State of Maine, and all other applicable state and federal laws regulating the use or development of land.
- The existing office must be permitted and moved within the setbacks of the property.

Pursuant to Section 304.5.B of the CLUC anyone aggrieved of this decision may file a written appeal within thirty (30) days of date of this decision in accordance with Rule 80-B of the Maine Rules of Civil Procedure.

Date Approved: July 15, 2020
Poland Planning Board

James Porter, Chairman

Stephanie Floyd, Vice Chairman

Secretary

George Greenwood, Member

Cheryl Skilling, Member

James Walker, Alternate Member