

**Planning Board Meeting
September 22, 2020 – 7:00 PM
Town Hall**



Meeting Materials

**Planning Board
Tuesday, September 22, 2020
7:00 PM – Town Hall**

CALL TO ORDER

MINUTES

September 8, 2020

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

Amended Minor Subdivision Application – Caleb Verrill – Wild Turkey Way/ Over Yonder Way
– Map 9 Lot 28 Sub-lots 2B and 3

Comprehensive Plan Update for the Planning Board

Findings of Fact and Conclusions of Law for:

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

Amended Minor Subdivision Application – Mark Lopez – 1484 Maine Street – Map 15 Lot 18B

ANY OTHER BUSINESS

ADJOURNMENT

POLAND PLANNING BOARD
MINUTES OF MEETING
September 8, 2020
Approved on _____, 2020

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

MINUTES – August 26, 2020 – Member Greenwood moved to approve the minutes. Member Floyd seconded the motion. Discussion: None Vote: 5-yes 0-no

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS – Amended Minor Subdivision Application – Mark Lopez – 1484 Maine Street – Map 15 Lot 18B

Mark Lopez presented the project to the Board. Mr. Lopez would like to reconfigure the lots separating the business building in the front onto a separate lot from the storage buildings in the back. A separate empty land parcel would be added to the storage building lot keeping the frontage and lot size the same.

Member Greenwood moved to approve the checklist as complete. Member Floyd seconded the motion. Discussion: None Vote: 5-yes 0-no

Member Greenwood moved to approve the Amended Minor Subdivision Application with the following conditions: the public hearing is waived, and the site walk is waived. Alternate Member Walker seconded the motion. Discussion: None Vote: 5-yes 0-no

Comprehensive Plan Update for the Planning Board

Cyndi Robbins talked to the Board about the Comprehensive Plan Committee updating the Poland Comprehensive Plan. The Board needs to go through the Assessment of Goals, Policies, and Implementation Strategies of the 2008 Plan and update the areas that pertain to them. The Board will do this at the next meeting after they have had a chance to go through the information.

ANY OTHER BUSINESS – None

ADJOURN – Member Greenwood moved to adjourn the meeting at 7:25 pm. Member Floyd seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill

**POLAND PLANNING BOARD
MINUTES OF MEETING
September 8, 2020
Approved on _____, 2020**

Planning Board

James Porter, Chairperson

George Greenwood, Member

, Secretary

Stephane Floyd, Vice Chairperson

Cheryl Skilling, Member

James Walker, Alternate Member

Caleb Verrill
460 North Raymond Road
Poland, ME 04274
207-998-4032

September 9, 2020

Dear Poland Planning Board Members,

I am submitting a waiver request for the grade of the private way that has been put in off from Wild Turkey Way. The private way is part of the Skilling/Verrill subdivision that was accepted by the Planning Board in September 2019, Map 9 Lots 22.2B and 28-3.

The grade of the road is currently above 3% within the first 75 feet, which is the code for a backlot driveway. The Fire Department has brought their equipment out to the road and are able to get in and out without any problems. The Town of Poland Engineer has also been out to inspect to the road does not find any issues with the road being at the current grade. You will find letters from both of these parties attached to your packet.

Thank you,

Caleb Verrill

Caleb Verrill



Town of Poland, Maine Planning Board

Minor Subdivision Application Instructions

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 And Obtain copies of information as required by the application on these pages.
 - A) Obtain names and addresses of "Abutters" (*within 500 feet of your lot*) from the Assessor's Office.
 - i) You will need to deliver this list to the Planning Board Office. It is needed for the official abutters' notification to be sent by this office of your request.
 - ii) An "Agenda Request form should be filed at the same time so that a meeting date with proper notification to the abutters can be set.
3. Use the "Submission Checklist" to make sure submission requirements are met.
 - A) The checklist is a summary of the standard requirements in Section 606.3 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 and then select "Comprehensive Land Use Code". 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. Make the necessary copies of all information requested.
5. NUMBER OF COPIES OF THE APPLICATION AND DUE DATES
 - A) A total of 14 copies of the plans are needed.
 - i) Four (4) of the copies are required for Department Heads and should be attached to the department head notice. (The Recreation Dept. need to be notified but usually does not need a copy of the application)
 - ii) The applicant is responsible for the delivery of the Road Commissioner's, the Fire/Rescue Chief's, the Police Dept, and the School Departments application copies.
 - B) Department heads require at least fourteen days to review the applications. If insufficient time is given to the department heads for review, their response to the Planning Board will delay the Planning Board's decision.
 - C) The Code Enforcement Office must receive an original application (*An application with original signatures*) and an additional 13 copies for the Board members along with the appropriate fees by 1:00 p.m. eleven (11) days before the stated meeting to remain on the upcoming agenda.
 - D) If review for completeness of information by the Code Enforcement Officer is desired, a copy must be submitted to the CEO at least 14 days prior to the meeting.
 - E) The application will be put on display for public review 7 days prior to the meeting.
 - F) Applications received after the Agenda is posted may not be reviewed by the Board for your scheduled meeting date.

PROJECT NAME: Skilling Verrill Lane Subdivision
Date of Planning Board Review: 1/1 **Application #** _____

LOT INFORMATION:
Tax Assessor's _____ **Map #** 9,9 **Lot #** 22.2B, 28-3 **Sub-lot #** N/A
Lake Watershed: N/A
Road Location: Wild Turkey Way
Lot Size 80,000 **Sq. Ft.** **Water frontage** N/A **Ft.** **Road Frontage:** 320 **Ft.**
***Year lot created:** 2002, 1978 (*If unknown, give best estimate with "est." after date*)
Zoning District(s): Rural Residential **Flood Zone:** NO **Aquifer Overlay:** NO
Current use of lot: VACANT - WOODED

LAND OWNER(s): Submit copy of deed and copy of Tax Assessor's information card
Name(s): Charles Skilling Wayne Verrill
Company: _____
Mail Address: 460 North Raymond Rd **Phone:** 207-402-8467
Poland, Maine 04274
Town/State/Zip 04274

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): Same

Company: _____

Mail Address: _____ Phone: _____ - _____ - _____

Town/State/Zip: _____

THIS APPLICATION IS FOR: (Check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> New Development |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Change in Use |
| <input type="checkbox"/> Institutional | <input type="checkbox"/> Expansion of Use |
| <input type="checkbox"/> Governmental | <input type="checkbox"/> Expansion of Structure(s) |
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Resumption of Use |

EXISTING LOT CONDITIONS**1. General**

- i) Does this lot have any existing development? (If No, go to next page) _____ Yes ☒ No
- b. Is there an existing Well _____ Yes ☒ No
- c. Is there an existing Septic System _____ Yes ☒ No
- i) If yes, submit a copy of a septic permit, or drawing(s) showing size & location.
- d. Is there an existing Road Entrance or driveway? _____ Yes ☒ No
- i) 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.)
- e. 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 Buildings

- a. Size of lawns _____ Sq. Ft. or Acres
- b. Size of fields _____ Sq. Ft. or Acres
- c. Size of driveways/roads _____ Sq. Ft.
- d. Size of paths & other non-vegetated areas _____ Sq. Ft.
- e. Wetlands already filled _____ Sq. Ft. *N/A*

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.
- i. Foundation _____

_____ Full Basement _____ Frost Walls _____ Slab _____ Piers

4. 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.

PROPOSED Development

SUBMISSION REQUIREMENTS:

1. Standard submissions requirements shall follow Section 606.2 Comprehensive Land Use Code.
2. Additional information requested by the Planning Board at the Pre-application Sketch Plan and/or the Site Inspection meetings shall be added to the standard submission requirements.
3. Information shall be submitted in the order shown in the check list.
4. Submit information on status of any necessary state and/or federal permit.

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 the *Maine Uniform Building and Energy Code* and the *NFPA-101 Life Safety Code, 2006*.
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** 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 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 Court.
11. I understand that **all state and federal permits** are my responsibility as the applicant and/or owner.
12. Anything agreed to verbally or in writing during the application process must be adhered to and will be enforced.

Charles L. Kelly
Applicant's Signature

4-22-19
Date

Submissions CHECKLIST:

Plan Name: Skilling Verrill Subdivision

The following list is the information required by Chapter 606.3 of the Comprehensive Land Use Code for the Town of Poland, Maine for a Minor Subdivision Plan Application. Please check in the columns on the left if the information has been provided, a request of a waiver, or you believe the information is not applicable to your application. If a waiver is requested, or the information is not applicable, a written explanation is required.

For Applicant Use				For Planning Board Use			
Provided	Waiver Request	Not Applicable		Received	On File	Waived	Not Applicable
			Section 606.3 Submission requirements				
✓			A. Application form				
✓			B. Location Map				
✓			B.1. Existing subdivision in proximity				
✓			B.2. Location & names of streets				
✓			B.3. Zoning Districts				
✓			B.4. Outline of subdivision & holdings				
✓			C. Final Plan				
✓			* 2 Originals plans				
✓			* 12 copies of application				
			* Board Endorsement area				
			* Digital form of plan				
✓		✓	D.1. Proposed name				
✓			D.2. Names & address of all involved				
✓			D.3. Date plan prepared				
✓			D.4. Existing physical features				
✓			* Number of acres				
✓			* Property lines				
✓			* Existing buildings				
			* Vegetative cover type				
			* Trees >24" DBH				
			* Clearing area for lawns & structures				
		✓	* Restrictions on clearings				
✓			D.5. Location of water bodies				
✓			D.6. Contours at requested intervals				
✓			D.7. Zoning Districts				
✓			D.8. Location, names, widths of:				
✓			* Roads				
✓			* Easements				
✓			* Buildings				
		✓	* Parks				
		✓	* Open Spaces				
✓			D.9. Title, rights, & interests				
✓			D.10. Standard boundary survey				
✓			D.11. Copy of most recent deed on parcel				
✓			D.12. Intended deed restrictions				
✓			D.13. Type of sewage disposal				
✓			D.13.a. SSWS pit locations & analyses				
		✓	D.14.a. Public water supply approval				
		✓	D.14.b. Private wells adequate supply				
		✓	D.14.c. Adequate central supply				
✓			D.15. Wetland identified				
✓	✓		D.16. Phosphorous analysis				
✓			D.17. Location of sewers, water mains, culverts, & drainage ways				

For Applicant Use				For Planning Board Use			
Provided	Waiver Request	Not Applicable		Received	On File	Waived	Not Applicable
		✓	D.19. Dedicated public use land				
			* Offers to town				
			* Selectmen look favorable on offer				
✓			D.20. Flood prone areas				
		✓	D.21. Hydrogeologic assessment				
		✓	D.21.a. Sand & gravel aquifers				
		✓	D.21.b. Average dwelling density				
			* Potential for adverse impact				
	✓		D.22. Storm water management plan				
✓			D.23. Erosion & sedimentation plan				
		✓	D.23.a Permit from DEP				
		✓	D.24 Areas of wildlife habitat				
		✓	D.25. Areas on NRHP				
	✓		D.26. Disposal of debris				
		✓	* DEP permit				
		✓	D.27. Scenic sites				
		✓	D.28. Agricultural areas				
		✓	D.29. Archeological resources				
		✓	D.30. Technical & financial ability				
			Supplemental Information				
		✓	Notification of fire, rescue, road, & school departments				
			Status of State and/or Federal permits				
			Condition A.				
			Condition B.				
			Condition C.				
			Condition D.				
			Condition E.				
			Condition F.				

This pre-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

Special Requirements for Formal Site Review:

Planning Board Chair

Date

On-site Inspection

ITEM	Requirements Met	Deficient	Waived	Not Applicable
A. Less than 6 inches of snow on the ground				
B. Structures, roads, parking, etc. flagged				
C. Notice of inspection posted				
D. Public allowed to accompany on-site inspection				
E. PB reviewed site findings at next meeting				

Town of Poland

Planning Board

DEPARTMENTAL REVIEW OF PROPOSED SITE APPLICATION

Date: 1 / 1

To: _____

In accordance with Chapter 606, Site Review, of the Comprehensive Land Use Code for the Town of Poland, an applicant for development approval is required to ask that Municipal Departments to comment on their capacity of capital facilities to serve a proposed development. Therefore, the Planning Board, by way of the applicant, is notifying you of the following proposed project and requests your comments

Applicant: Cheryl Skilling
Address: 460 North Raymond Road
Poland, ME 04274
Location: Map # 9 Lot # 28-0002B Sublot # _____
Road Location: Wild Turkey Way
Project overview: Minor subdivision to add two single family dwellings to existing subdivision.
Scheduled Planning Board Meeting Date 8/13/2019

Applicants:

1. Should attach all relevant sections of their plans to prevent delays.
2. Mail this form letter along with a copy of the application so that each department head receives it at least fourteen days prior to the scheduled meeting. (See reverse for list of Department Heads)
3. Confirm with the department heads that they have delivered their response to the Planning Board Office in time for the meeting.

For the Department Head

I have reviewed this application and provide the following:

- ☐ The project has no impact on the Department.
☐ The Department has adequate existing capital facilities to serve the project.
☐ The Department does not have adequate existing capital facilities to serve the project for the reasons listed. (Please submit reasons on department letterhead)
☐ I need more information on the application.

Signed: _____
Head of Department

Date: 1 / 1

RETURN THIS FORM TO:

Please return by Date: 8/14/2019

Planning Board Office
Town of Poland
1231 Maine Street
Poland, Maine 04274-7328



500 foot Abutters List Report

Poland, ME
July 21, 2019

Subject Properties:

Parcel Number: 0009-0028-0002B
CAMA Number: 0009-0028-0002B
Property Address: WILD TURKEY WAY

Mailing Address: VERRILL, WAYNE HOWARD
460 NORTH RAYMOND RD.
POLAND, ME 04274

Parcel Number: 0009-0028-0003
CAMA Number: 0009-0028-0003
Property Address: 460 NORTH RAYMOND RD.

Mailing Address: VERRILL, WAYNE H.
460 NORTH RAYMOND RD.
POLAND, ME 04274

Abutters:

Parcel Number: 0009-0017
CAMA Number: 0009-0017
Property Address: NORTH RAYMOND RD.

Mailing Address: HUNTRESS, FRED A., JR.
67 STROUT RD.
POLAND, ME 04274

Parcel Number: 0009-0028-0001A
CAMA Number: 0009-0028-0001A
Property Address: 5 WILD TURKEY WAY

Mailing Address: NEPTUNE, CHERIE A.
5 WILD TURKEY WAY
POLAND, ME 04274

Parcel Number: 0009-0028-0001B
CAMA Number: 0009-0028-0001B
Property Address: 13 WILD TURKEY WAY

Mailing Address: TOWLE, TIMOTHY P.
13 WILD TURKEY WAY
POLAND, ME 04274

Parcel Number: 0009-0028-0002
CAMA Number: 0009-0028-0002
Property Address: 470 NORTH RAYMOND RD.

Mailing Address: BAKER, COREY A.
251 OCEAN STREET
SOUTH PORTLAND, ME 04106

Parcel Number: 0009-0028-0004
CAMA Number: 0009-0028-0004
Property Address: 452 NORTH RAYMOND RD.

Mailing Address: BEAN, KAREN E.
452 NORTH RAYMOND RD.
POLAND, ME 04274

Parcel Number: 0009-0028-0005
CAMA Number: 0009-0028-0005
Property Address: 440 NORTH RAYMOND RD.

Mailing Address: BERNIER, JOSH M.
440 NORTH RAYMOND RD.
POLAND, ME 04274

Parcel Number: 0009-0028-0006
CAMA Number: 0009-0028-0006
Property Address: 434 NORTH RAYMOND RD.

Mailing Address: MESERVIER, TIMMY R.
434 NORTH RAYMOND RD.
POLAND, ME 04274

Parcel Number: 0009-0039
CAMA Number: 0009-0039
Property Address: BRAGDON HILL RD.

Mailing Address: ST. ONGE, DANIEL
319 MEADOW HILL RD.
GREENE, ME 04236

Parcel Number: 0009-0040
CAMA Number: 0009-0040
Property Address: BRAGDON HILL RD.

Mailing Address: POLAND, TOWN OF
1231 MAINE ST.
POLAND, ME 04274

BOOK 2079 PAGE 254 NOT 06661

NOT AN
O F MAINE SHORT FORM WARRANTY DEED O F F I C I A L
C O P Y C O P Y

We, ROBERT O. HANSCOM, JR. and AUDREY M. HANSCOM, being husband

and wife, of Greene in the County of Androscoggin and State of Maine,

for consideration paid, Grant to WAYNE H. VERRILL and CHERYL A. SKILLING
of 27 Skilling Shore in Gray in the County of Cumberland and State of MAINE
Maine, as joint tenants, with WARRANTY COVENANTS, a certain parcel of land

situated on the easterly line of the North Raymond Road in Poland in said
County of Androscoggin and State of Maine, shown as lot numbered three (3)
on Plan of "Hanscom & Wood Subdivision" recorded in the Androscoggin County
Registry of Deeds in Book of Plans, Volume 28, Page 55, to which plan and
the record thereof reference may be had for a more particular description.

For the source of title of these grantors, see warranty deed from
Margaret P. Lanza to Robert O. Hanscom, Jr. and Alan G. Wood to Robert O.
Hanscom and Audrey M. Hanscom dated May, 1985, recorded in said Registry
of Deeds in Book 1840, Page 273.

ALSO hereby conveying all rights, easements, privileges, and appurtenances
belonging to the premises hereinabove described.

ROBERT O. HANSCOM, JR. and AUDREY M. HANSCOM both join as grantors
and release all rights by descent and all other rights.

WITNESS our hands and seals this 16th day of April, 1987.

Barbara C. Bubier
Witness
to both

Robert O. Hanscom, Jr.
Robert O. Hanscom, Jr.
Audrey M. Hanscom
Audrey M. Hanscom

STATE OF MAINE
ANDROSCOGGIN, SS.

Personally appeared the above named ROBERT O. HANSCOM, JR., known
to me, this 16th day of April, 1987, and acknowledged before me
the foregoing instrument to be his free act and deed.

ANDROSCOGGIN SS.
RECEIVED APR 24 1987
AT 10 H. 40 M. P. M.

Barbara C. Bubier
Notary Public/Attorney at Law
Barbara C. Bubier
APPROPRIATE SIGNATURE
JULY 9, 1989

MAINE REAL ESTATE
TRANSFER TAX PAID

Map 9
Lot 28-2 (7)

Bk 9728 Ps102 #19755
11-13-2017 @ 12:49p

WARRANTY DEED

JOHN BISSONNETTE and DIANE BISSONNETTE of Poland, County of Androscoggin and State of Maine,

for consideration paid, grant to WAYNE HOWARD VERRILL and CHERYL LYNNE SKILLING of Poland, County of Androscoggin and State of Maine,

with *Warranty Covenants, as joint tenants*, the back land located easterly of North Raymond Road in the Town of Poland, County of Androscoggin and State of Maine, bounded and described as follows:

COMMENCING at the west corner of Lot 2 as shown on a plan entitled "Hanscom & Wood Subdivision", Poland, Maine by Maine Planning & Engineering Associates dated May 23, 1978, recorded in the Androscoggin County Registry of Deeds, Plan Book 28, Page 55;

Thence N 51° 42' E, 320 feet along the northwest line of aforesaid Lot 2 to the point of the beginning of lot herein described and conveyed;

Thence N 51° 42' East, 320 feet along the northwest line of aforesaid Lot 2 to a point;

Thence S 69° 53' 13" E, 269.06 feet across land now or formerly of John and Diane Bissonnette to a point;

Thence S 51° 42" W, 440 feet along the southeast line of aforesaid Lot 2 to a point;

Thence N 43° 31' 06" W, 230.15 feet across land now or formerly of John and Diane Bissonnette, to point of beginning, containing 87,096 square feet or 2.00 acres.

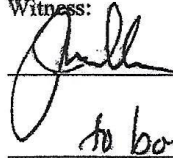
BEING a portion of the premises conveyed to John Bissonnette and Diane Bissonnette by Warranty Deed from Robert O. Hanscom, Jr. and Audrey M. Hanscom dated April 2, 1987, recorded in the Androscoggin County Registry of Deeds in Book 2072, Page 175.

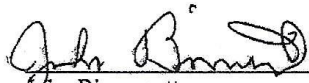
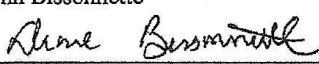
INCLUDED in this conveyance is an appurtenant easement permitting the grantees, their heirs and assigns, the right to use in common with others, a certain RIGHT OF WAY over the parcel shown as "60' RIGHT OF WAY" leading from the easterly sideline of the North Raymond Road in a northeasterly direction along the southerly sidelines of Lots 1A, 1B, 1C and 1D, on a plan entitled "Amended Plan of Hanscom & Wood Subdivision" Poland, Maine, dated July 1990, by Wayne T. Wood & Co., and recorded in the Androscoggin County Registry of Deeds in Book of Plans, Volume 36, Page 43. The Grantees shall have the right to install, service and replace utilities in, on and over the right of way.

MAINE REAL ESTATE
TRANSFER TAX PAID

Witness my hand and seal this 7th day of November, 2017.

Witness:


to both 7

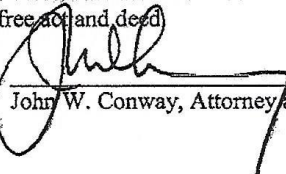

John Bissonnette

Diane Bissonnette

STATE OF MAINE
Androscoggin, ss.

November 7, 2017

Personally appeared the above-named John Bissonnette and Diane Bissonnette and
acknowledged the foregoing instrument to be their free act and deed

Before me,


John W. Conway, Attorney at Law

(Warranty Deed prepared without title search by this office)

Linnell, Choate & Webber, LLP, P.O. Box 190 – 83 Pleasant Street, Auburn, ME 04212-0190

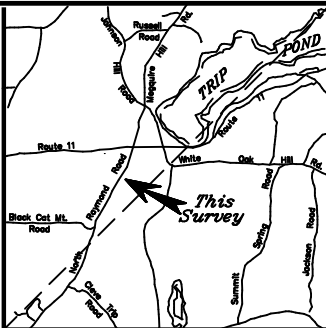
Redoc-BissonnetteToVernill-Skilling-WD

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

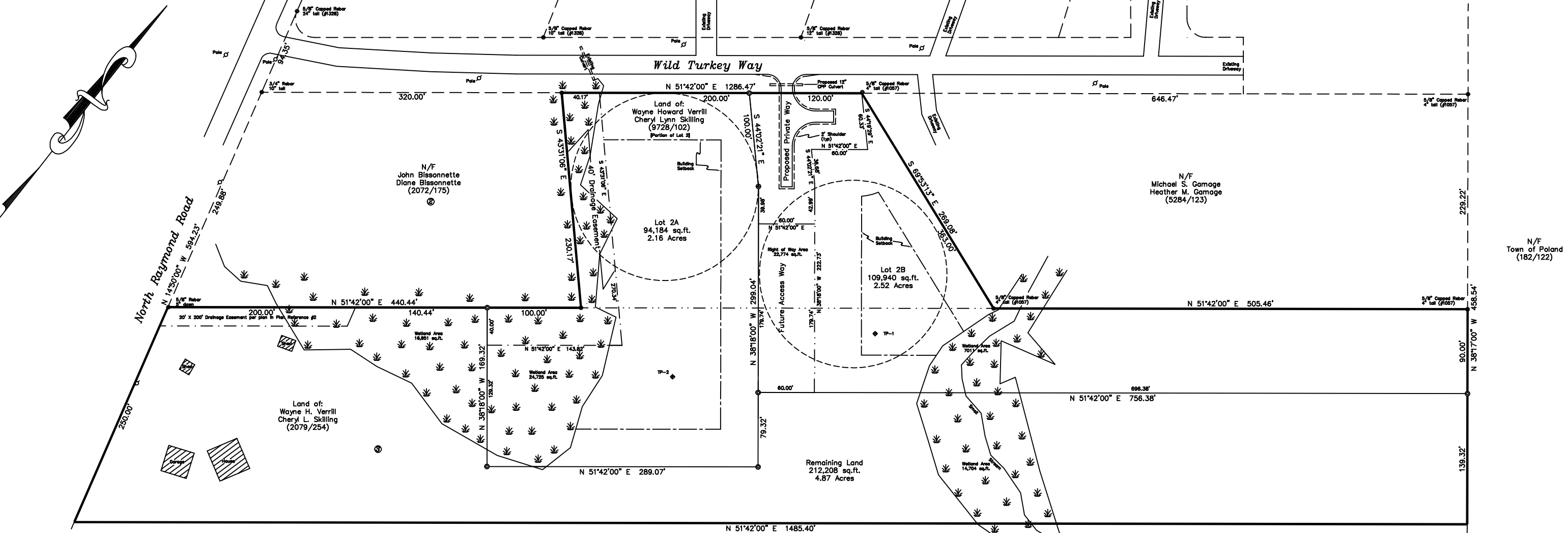
Approved by the Town of
Poland Planning Board:

Signed:

Date:



VICINITY MAP



NOTES

1. Owners of record are as shown on the individual parcels of this survey by deeds recorded in the Androscoggin County Registry of Deeds as indicated on the lots.
2. All bearings are referenced to Magnetic North of the Year 1977 per the plan listed in Plan Reference #2 below.
3. The subject parcels are shown on the Town of Poland, Maine Tax Map #9 as Lot #28-3 and a portion of Lot #28-2 and is in the Rural Residential 2 Zoning District.
4. Wetlands and soils information is from Mark Cenci Geologic, Inc.
5. This property does not fall in any Special Flood Hazard zones as defined by FEMA.
6. This plan is an amendment to the "Hanscom & Wood Subdivision" as recorded in plan book 28 page 55 by dividing Lots 2 & 3.
7. All site construction shall be performed in accordance with the "Best Management Practices" as outlined in the "Best Management Practices for Soil Erosion & Sedimentation Control Manual" as published by the MDEP, current edition.
8. These new lots will be serviced by individual drilled wells and on-site septic systems.

PLAN REFERENCES

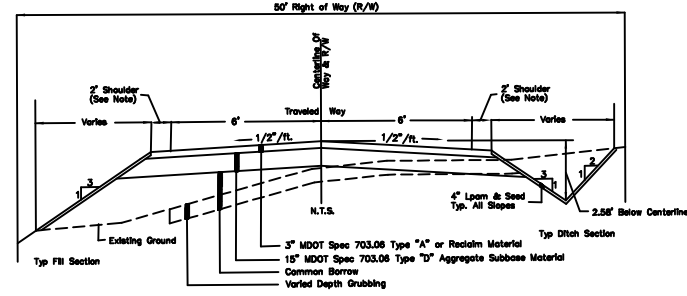
1. "Hanscom & Wood Subdivision ~ Poland, Maine for Owners - Subdividers: Hanscom & Wood" dated May 1978 by Maine Planning and Engineering Associates, recorded in the Androscoggin County Registry of Deeds in Plan Book 28 on Page 55.
2. "Amended Plan of Hanscom & Wood Subdivision on North Raymond Road ~ Poland, Maine for Robert Zukowski" dated July 1990 by Wayne T. Wood & Co., recorded in the Androscoggin County Registry of Deeds in Plan Book 36 on Page 43.

N/F
Karen E. Bean
(9713/231)
④

LEGEND

- 5/8" Capped Rebar (#1328) to be Set
- Iron Pipe or Pin Found as Noted
- ⊕ Utility Pole
- ▨ Existing Building
- ④ Subdivision Lot Number
- N/F Now or Formerly of
- (5285/123) Deed Book and Page Reference

TYPICAL ROAD SECTION



NOTE: The shoulder shall be widened by 1' around the road terminus and turnaround.

State of Maine, Androscoggin ss.
Registry of Deeds
Received _____, 20____
at _____ and recorded in
Plan Book _____ Page _____
Attest: _____
Register



Plan of Land/Proposed Division

On
North Raymond Road & Wild Turkey Way
in
Poland, Maine
For Owner of Record
Cheryl Skilling
480 North Raymond Rd. ~ Poland, ME 04274

WAYNE T. WOOD & CO.

Gray, Maine 04039
Drawn By: KLV/WTW
Scale: 1" = 50'
Checked By: WTW
Field Crew: JW/BR

(207)657-3330
Date
August 2019
Job No.
218043



POLAND FIRE RESCUE

Chief Thomas Printup

Phone: 207-998-4689

Fax: 207-998-5277



1231 Maine Street
Poland, Maine 04274

tprintup@polandtownoffice.org

SEPTEMBER 9TH 2020

In reference to the road/entrance/driveway entering Over Yonder Way, off Wild Turkey Way fire rescue was able to enter and exit without damaging our emergency vehicles or the right of way. In addition we were also able to pull our apparatus in, back up using the designated turn around and leave without harm to the right of way or our vehicles.

Please let me know if you have any further questions regarding entering or exiting of emergency vehicles to Over Yonder Way.

Thank you,

Thomas Printup

Chief

Poland Fire Rescue

Scott,

I took a quick look at the back lot driveway located off Wild Turkey Lane which has a steep approach. The grade definitely is above the required 3% max for the first 75 feet. That said the builder did a great job constructing the driveway around the ledge, and while it does not meet the standard, it does not appear to me that the driveway creates any significant safety concerns per my observations below:

The street is private form which it comes off and has a low volume of traffic, and has good sight distance on Turkey Lane, and does not create a large safety concern such as sliding into the street during winter conditions. Maybe with a few more trees pruned back the sight distance could be greater in the direction heading toward North Raymond Road, even further improving sight distance further back on the slope from the driveway, which only makes it better.

The lot appears to serve only one home, such it really is not much different than some other driveways even off North Raymond Road, or other private roads in the area,

The steepness is in the 6-8% range I believe, and it is a short section of under 100 feet before it levels off.

Fire apparatus have performed on site access trips and have found no difficulties getting into the lot. The drainage (driveway entrance culvert) is well stabilized and appropriately sized for the site.

Thereby, where it exceeds Town ordinance provisions for being over 3% at the entrance, I would support a waiver request to allow, and recommend the Planning Board approve.

Please let me know if I can be of further assistance.

James Seymour, PE *Senior Project Manager*

Sebago Technics, Inc. | An Employee-Owned Company
75 John Roberts Rd., Suite 4A, South Portland, ME 04106
Office: 207.200.2100 | Direct: 207.200.2083 | Fax: 207.856.2206
jseymour@sebagotechnics.com | www.sebagotechnics.com





Planning Board Office

1231 Maine Street,
Poland, Maine 04274-7328

Findings of Fact & Conclusion of Law

Application Type: Formal Site plan

Owners Name: Ronald and Kristina Wante Flowers of Serenity, LLC (14 Number 5 Rd. Poland, Maine 04274)

Located at: 1484 Maine St.

Parcel ID: 0015-0018B

Zoning District: Downtown Village

509.8 SUBMISSIONS

The Planning Board voted on August 26, 2020, that the application included all the mandatory submissions requirements for the change of use to a retail space for Flowers of Serenity. 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 existing building has wood siding, is of neutral colors and has a pitched asphalt roof, all of which are consistent with the surrounding properties. 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 is commercial and the change in use 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 and there is an existing site plan on file. 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; therefore, the Board finds that this section is not applicable.

H. Phosphorus Export:

The parcel is in the Little Androscoggin 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 to add any signs at this time. 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 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 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 building has public water. 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 office 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 retail business 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 office 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 will be sufficient based on the new use of an office. 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 new office 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 retail business will require few changes and the cost of work to complete the change of use will be minimal. 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 retail business which would be defined as a “business primary function” is a permitted 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 August 26, 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 Applicant has provided the Board with a letter from the owner Mark Lopez 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 4-0 with the following conditions the application for Ronald and Kristina Wante Flowers of Serenity, LLC for the change of use to an retail business as described in the application dated August 9, 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: August 26, 2020
Poland Planning Board

James Porter, Chairman

Stephanie Floyd, Vice Chairman

, Secretary

George Greenwood, Member

Absent with Notice

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: Amended Minor Subdivision Application for Washburn Minor Subdivision
Owners Name: Mark Lopez (438 Commons Drive Bridgton, Maine 04009)
Located at: 1484 Maine St.
Parcel ID: Tax Map 15 Lot 18B and Map 15 Lot 18C
Zoning Districts: Downtown Village

Project Description:

The project is an Amended Minor Subdivision to be served by a private 60 foot wide Right of way off Route 26/Maine Street. The amendment entails altering existing lot lines to remove a 35,787 square foot parcel from lot 1, creating lot 4, and combine the remainder of lot 1 with Map 15 Lot 18C per the subdivision plan by Terradyn Consultants dated August 25, 2020. The project scope is to separate the office building from the storage units. The site is accessed by an existing 60 foot right of way previously approved. The Washburn Property Subdivision plan was prepared by Survey Works and George Courbron, JR PLS #1126, dated through October 2018.

The project is located off the easterly side of Maine Street and near the intersection of Route 11. The property is located on 9+ acres in the Downtown Village Zoning District which typically requires 20,000 SF minimums for conventional lots. The project application was reviewed to meet the performance standards in Section 612 of Poland Comprehensive Land Use Code (CLUC) and are intended to clarify and expand upon the criteria for approval found within the Subdivision Statute (Title 30-A, M.R.S.A. Section 4404) and carry out the purposes of the CLUC and the Town of Poland Comprehensive Plan. In reviewing a proposed Subdivision, the Board has reviewed the application for conformance with the following performance standards and make findings that each has been met as part of the approval of a Final Plan. Compliance with the design guidelines of Section 613 shall be considered to be evidence of meeting the appropriate performance standards.

612.1 Pollution: The proposed Subdivision will not discharge wastewater into a water body and proposed subsurface wastewater systems have been considered for the proposed lots. Discharges of storm water shall be treated to remove contaminants to discharge into surface water bodies while Lot 1 has been considered lots 2 and 3 have not. A note shall be added stating each lot will require Planning Board approval for future development and stormwater provisions for conveyance and treatment.

612.2 Sufficient Water: The proposed Subdivision is within the area of a public water supply, water supply is noted as providing Public Water and that the requirement for water supply for fire protection with fire hydrants shall be at the discretion of the Fire Department as it applies their interpretation of life safety sprinkler systems requirement within the Subdivision.

612.3 Impact on Existing Water Supplies: - In meeting the standards of Section 612.2., the proposed Subdivision will not generate a large demand on the source, treatment facilities or distribution system of the servicing water company or district beyond the capacity of those system components.

612.4 Soil Erosion: The proposed Subdivision will prevent soil erosion from entering water bodies, and adjacent properties following the procedures outlined in submitted Erosion and Sedimentation Control Plan to be implemented during the site preparation, construction, and clean-up stages. Top soil shall be considered part of the Subdivision and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.

612.5 Traffic Conditions: The proposed subdivision does not propose any roads and only access is a shared driveway. It is anticipated the proposed development will have low daily trip volume from the lot development, but vehicular access to the Subdivision and within the Subdivision will be conducted in a manner as to: 1. Safeguard against hazards to traffic and pedestrians in existing streets and within the Subdivision; 2. Avoid traffic congestion on any street; and 3. Provide safe and convenient circulation on public streets and within the Subdivision. A statement as to the site entrance meeting MDOT permits shall be obtained for the modification as well as a statement as to the trip generation anticipated from the subdivision, regardless of how driveways are interconnected or not. Provisions and turning space for fire and emergency service shall be provided from the existing public street, Route 26 for all the lots.

612.6 Sewage Disposal: The development will provide private subsurface wastewater disposal systems and has provided evidence of site suitability for subsurface sewage disposal prepared by a State of Maine Department of Human Services licensed Site Evaluator in full compliance with the requirements of the State of Maine Subsurface Wastewater Disposal Rules. With evidence to certify in writing that each lot has one passing test pit which meet the requirements for a new system represents an area large enough to a disposal area on soils which meet the State of Maine Subsurface Wastewater Disposal Rules.

612.7 Solid Waste: The additional solid waste from the proposed Subdivision does not exceed the capacity of the Municipal Solid Waste Facilities, given the relative low output from the relatively small commercial uses proposed. A conditional statement shall be added how waste will be handled on the plan.

612.8 Impact on Natural Beauty, Aesthetics, Historic Sites, Wildlife Habitat, Rare Natural Areas or Public Access to the Shoreline: The Plan shall, by conditions of approval on the Final Plan and with deed restrictions, include landscape buffers reserved for lot1 to those areas designated on the Subdivision/Site Plan. Given the openness of the lots there is no aesthetics to necessarily reserve, and the applicant has noted that no habitat or wildlife species will be disturbed as the remaining wetlands on the site will not be directly impacted...

612.9 Conformance with Zoning and Other Land Use Standards: - All lots meet the minimum dimensional requirements of Chapter 5, Land Zoning Standards, for the Downtown Village zoning district in which they are located. The proposed Subdivision meets all applicable performance standards or design criteria from Chapter 5.

612.10 Financial and Technical Capacity: - The applicant has adequate financial resources to construct the proposed improvements and meet the criteria of Title 30-A, M.R.S.A. Section 4404 and the standards of this Code. The applicant will use qualified contractors and consultants to supervise, construct and inspect the required improvements in the proposed Subdivision.

612.11 Impact on Water Quality or Shoreline: The property is not located along a shore so there is no cutting or removal of vegetation along water bodies that could increase water temperature or result in shoreline erosion or sedimentation of water bodies.

612.12 Impact on Ground Water Quality or Quantity: The Subdivision will not adversely affect the quality or quantity of ground water. Based on the low number of commercial or office employees proposed, no hydrogeological study for nitrate plums or adverse groundwater impacts should be required.

612.13 Floodplain Management: No part of the proposed Subdivision is located in a Special Flood Hazard Area as identified by the Federal Emergency Management Agency.

612.14 Identification of Freshwater Wetlands: Freshwater wetlands were identified in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, (published by the United States Army Corps of Engineers and as amended) on the site project limits. No wetlands will be directly impacted by the subdivision.

612.15 River, Stream, or Brook: - There are no rivers, streams, or brooks within or abutting the Subdivision shall be identified on the Plan.

612.16 Storm Water Management: Adequate provisions were proposed to Lot subject to Maine DEP approval for the management of the quantity and quality of all storm water generated within the developed Lot1, through incorporation of Best Management Practices equivalent to those described in the Stormwater Management for Maine: Best Management Practices, (published by the Maine Department of Environmental Protection, 2015 and as amended), and in conformance with the policies of the Town of Poland Comprehensive Plan. The stormwater design does not incorporate the proposed future uses of Lots 2 &3 and as such the condition of approval is that the applicants shall return to the Planning Board for site development planned on those lots. The proposed lot 1 utilizes filtration underdrain measures to acquire runoff treatment and volume control.

612.17 Phosphorus Impacts on Great Ponds: The Subdivision is not within the watershed of a great pond and is in the watershed to Little Androscoggin River. The applicant will be acquiring a stormwater management permit from the Maine DEP and subject to those approvals.

612.18 Impact on Adjoining Municipality: – The proposed Subdivision does not cross the boundary into an adjacent Municipality, the Subdivision will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public roads in an adjacent Municipality in which part of the Subdivision is located.

613 DESIGN GUIDELINES

613.1 Sufficient Water A. Fire Protection: No public roads were proposed and public water lines for fire protection services from nearby water mains adjacent to the project will serve the site. Given provisions for fire protection apparatus and water supply, the Fire Department may require sprinkler systems depending on the Building use or as the structure volume/size meets the fire code. The Board accepted the condition and no additional measures were required to meet the guideline.

613.2 Traffic Conditions: The Subdivision does abut, an arterial street, and has frontage on one public street, however, the access to the lots shall be provided through the shared private right of way, where there is lesser potential for traffic congestion and for hazards to traffic and pedestrians unless other factors make it not practical.

613.3 Wildlife Habitat, Rare Natural Areas or Public Access to the Shoreline A. Preservation of Natural Beauty and Aesthetics: The project is located in the Downtown Village District as defined in Chapter 5, Land Zoning Standards, and the location offers little opportunity to reserve natural areas. There are some wetland areas to rear of the property that are not to be disturbed which will offer some coincidental preservation. The area consists of low vegetation in the wetland and offers little aesthetic value, but can offer some buffering qualities.

613.4 Storm Water Management Design Guidelines: Design of Best Management Practices are substantially equivalent to those described in the Storm Water Management for Maine: Best Management Practices. Each lot as they are developed will be required to assess the Stormwater Management computations and engineering on a lot by lot basis.

613.5 Impact on Water Quality or Shoreline – The project is not in close proximity nor abuts a great pond or has shoreline frontages. Thereby the guideline does not apply.

613.6 Lots: The side lines of the lot are generally perpendicular to the street. The proposed parcels do provide more than the required minimum lot size and are laid out in such a manner as to not provide for or preclude future division. Deed restrictions and conditions of approval on the Plan shall either prohibit future divisions of the lots or specify that any future division shall constitute a revision to the Plan and shall require approval from the Board, subject to the criteria of the State Subdivision Statute, the standards of this Code and conditions placed on the original approval.

613.7 Utilities: There are no proposed public roads for the subdivision and the lots shall be serviced from existing public utilities available along the Maine Street frontage or through the shared access right of way.

613.8 Monuments A. No road monuments are required and all other Subdivision boundary corners and angle points, as well as all lot boundary corners and angle points are marked by suitable monuments, as required by the Maine Board of Registration of Land Surveyors.

613.9 Cluster Developments: The project did provide a plan for considering Cluster development and followed the conventional size and bulk layouts with the Planning Board satisfied the optimum benefit for the community and the developer for marketing was provided. Thereby no Cluster Development design was not selected.

613.10 Reservation or Dedication and Maintenance of Open Space and Common Land, Facilities and Services: No open space was required or provided for the minor subdivision.

613.11 Agricultural Land Buffers: The proposed Subdivision does not abut any active commercial agricultural land.

613.12 Buffers for Non-residential Subdivisions: Each lot will be reviewed for buffers and screening as well as meeting the Downtown Village Design Guidelines during the site plan review process.

Conclusion

THEREFORE, the Town of Poland Planning Board hereby approves by a 5-0 vote held on September 8, 2020, with the following conditions, for the Amended Minor Subdivision Plan application for Washburn Minor Subdivision project consisting of construction of 4 lots, which were created by consolidation from a former approved 4 lot subdivision. No public streets or infrastructure will be required as the lots have adequate frontage on the existing Maine Street, but will access through a common 60 foot wide Right of Way. The Proposed Minor Subdivision development is as described in the application approved and in this Findings of Fact.

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.
- Except in the case of a Phased Development Plan, failure to complete substantial construction of the Subdivision within five (5) years of the date of approval and signing of the Plan shall render the Plan null and void. Upon determining that a Subdivision's approval has expired under this Paragraph, the Board shall have a notice placed in the Androscoggin County Registry of Deeds to that effect.
- Any Subdivision not recorded in the Registry of Deeds within ninety (90) days of the date upon which the Plan is approved and signed by the Board shall become null and void.
- 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 black chain link fencing may now be installed per the amended section 508.30.A.7 of the Town of Poland Comprehensive Land Use Code.

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: September 8, 2020

Poland Planning Board

James Porter, Chairperson

Stephanie Floyd, Vice -Chairperson

George Greenwood, Secretary

Cheryl Skilling

James Walker Jr.