

**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
August 14, 2018  
Approved on August 28, 2018

**CALL TO ORDER** – Chairperson Dyer called the meeting to order at 7:00pm with Members Mark Weinberg, James Porter, George Greenwood, and Scott Neal, Code Enforcement Officer, present. Member Stephanie Floyd absent with notice. Member Alex Duff absent without notice.

**MINUTES** – July 24, 2018 – Member Porter moved to accept the minutes. Member Greenwood seconded the motion. Discussion: None    Vote: 3-yes 0 – no  
Chairperson Dyer abstained from voting.

**COMMUNICATIONS** – Letter Regarding Name Change for 188 Brown Road from Michael McCleary – Matthew and Deanna Jackson – Map 15 Lot 34 Sub-lot 2(A)  
The Code Enforcement Office received a letter from Michael McCleary of 198 Brown Road. Mr. McCleary's address is going to change and he feels he wasn't a part of the process in renaming the road. He sent in a letter with some alternative names. The Jacksons also sent in a letter stating their perspective.

The consensus of the Board is that process was followed, and the road name application will go forward to the Board of Selectpersons.

**OLD BUSINESS** – Street Light Request – Corner of Harris Hill Road and Poland Corner Road

The Board reviewed the application and accompanying information from Scott Neal and the Maine DOT. Several neighbors came to the meeting and voiced their concerns. The applicant was not at the meeting.

Mary Jane Dillingham of 436 Poland Corner Road doesn't think a light would help. She thinks a four-way stop would be more effective.

Tammy Poliquin of 420 Poland Corner Road doesn't want a street light. She agrees with Ms. Dillingham that a four-way stop would be better.

The consensus of the Board is that they do not recommend a street light at the intersection of Poland Corner Road and Harris Hill Road. The Board does recommend a four-way stop at this intersection.

**NEW BUSINESS** – Street Light Request – Corner of Winterbrook Road and Route 11  
The Board decided to review this application before the other new business.

The Board reviewed the application and accompanying information from Scott Neal and the Maine DOT. No members of the public came to speak about this issue.

It is the consensus of the Board to recommend a street light at the intersection of Winterbrook Road and Route 11.

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Formal Site Plan Review – 1484 Maine Street – Mark Lopez - Map 15 Lot 18B

Jeff Amos from Terradyn Consultants, LLC is representing Mark Lopez. The proposed project is a 3200 sq. ft. office space in the front and 48,000 sq. ft. of secured self-storage on the 2.8 acre site. Mr. Lopez intends to match the styling of this project to a similar project he completed in Bridgton, Maine.

The property is being divided into three lots. The retail and self-storage buildings are on one parcel and two more parcels of land are being created. Mr. Lopez has agreed with the owner of the other two parcels of land, Greg Washburn, to handle the subdivision as part of this application. Therefore, the next application in the process must be for a minor subdivision. Also, Mr. Lopez will need to provide a letter from the current owner, Greg Washburn, giving him the right to act on Mr. Washburn's behalf and a copy of the P&S in the next packet.

Another issue the applicant needs to address for the subdivision is how many curb cuts for driveways the Maine DOT will allow on Route 26. Likewise, is Mr. Lopez planning on allowing inter-connected driveways between the parking areas of the other two lots of the subdivision with his retail space parking lot? Poland's land use code for the downtown district wants inter-connected driveways where possible.

The retail building and the first storage facility need to meet the design standards found on page 123 of the Comprehensive Land Use Code.

The Board also wants more information on the sign – the dimensions, how much of it will be lit, the landscaping, etc. Also, what are the plans for sidewalks and crosswalks in the area.

Mr. Lopez would like to limit the third-party review to everything ~~except~~ <sup>excluding</sup> the stormwater plan, because the state DEP is already reviewing this. Scott Neal will ask the third-party reviewer if this is a duplication of effort and cost. If the third-party reviewer agrees it is a duplication, then the third-party reviewer won't review the stormwater plan.

Mr. Lopez would like to waive the disclosure of the financials. This isn't something that can be waived. Mr. Lopez will bring in a generic and non-committal letter from a bank.

The following things need to be included by Mr. Lopez in his full application: copy of P&S, check with DOT about second access on Maine Street, for the outdoor storage they have to show the wetland for purposes of screening, propose a different type of fencing or defend something of the sort, look at the design standards for the district, include pictures of the self-storage buildings at the Bridgton storage facility, provide more information on the retail space – footprint, elevations, pitch on the roof, and description of materials, actual dimension and plan on the sign, check about the connection to a crosswalk, estimate, ~~frontage capacity~~, and a copy of the DEP permit.



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If Mr. Lopez sets up escrow, then he can send information to begin the third-party review process. Also, in the subdivision plan the lot that has already been sold shouldn't be labeled lot one. The Board would also like a copy of their policy on how boats and vehicles are stored. We'll also need documentation from department heads. Scott Neal will get Mr. Lopez in touch with the Fire Chief, Mark Bosse, to discuss issues directly. Mr. Lopez will bring in a check for \$3,000.00 for escrow.

Member Porter moved to table the Formal Site Plan Review. Member Greenwood seconded the motion. Discussion: Member Dyer asked if the motion should be amended to set up escrow and to remove the stormwater plan from third party review if it's found to be redundant? Member Porter agreed, and the Board amended the motion as such. Escrow is set as \$3,000.00.

Vote: 4-yes 0-no

Formal Site Plan Review – 1230 Maine Street – St. Mary's Reginal Medical Center – Map 40 Lot 14

Mike Gotto from Stoneybrook Consultant, LLC is representing St. Mary's Regional Medical Center. He received the third-party review on Friday and spent the weekend answering the comments and revising the plan where needed. He went through the comments, his responses to them, and the revisions.

Member Porter was confused by a comment from the third-party reviewer which seemed to indicate that the downtown standards were not part of the review. Member Porter thinks this should be part of the review process and would like clarification as to whether that is happening.

Member Porter moved that the Formal Site Plan Review Checklist be accepted as complete. Member Weinberg seconded the motion. Discussion: None Vote: 4-yes 0-no.

Member Greenwood moved that the Formal Site Plan Application be accepted as complete. Member Porter seconded the motion. Discussion: The Board waived the site visit and public hearing. Vote: 4-yes 0-no.

Formal Shoreland Zoning Application – 60 Cardinal Way – Lynne Johnson and Jerry Harris – Map 37 Lot 13

Keith Morse from JKL Land Surveying is representing Lynne Johnson and Jerry Harris. Mr. Morse went over the plan and drawings.

Mr. Morse will put a recording block on the drawing. It must be recorded with the Androscoggin Registry of Deeds. The Board would like the Code Enforcement Office to follow up on this and have the applicant give a copy of the receipt to get the building permit.

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Member Porter moved that the Formal Site Plan Checklist be accepted as complete. Member Weinberg seconded the motion. Discussion: None Vote: 4-yes 0-no.

Member Greenwood moved that the Formal Site Plan Application be accepted as complete with the condition that a copy of the receipt from the registry of deeds be given to the Code Enforcement Office before a permit is issued. Member Porter seconded the motion. Discussion: The Board waived the site visit and public hearing. Vote: 4-yes 0-no.

Formal Shoreland Zoning Application – 261 Jordan Shore Road – Dennis and Susan Ackroyd – Map 29 Lot 8

Stuart Davis from Davis Land Surveying, LLC is representing Dennis and Susan Ackroyd. Mr. Davis went over the plans and drawings.

There are unpermitted decks on the house and it is unclear as to which owner added them and when they were added. Mr. Davis would like to get after the fact permits for the unpermitted decks and move forward. However, an after the fact permit cannot be given by the Code Enforcement Officer because the Planning Board never approved the decks.

Member Porter moved to table the Formal Shoreland Application. Member Greenwood seconded the motion. Discussion: Mr. Davis and Scott Neal will work together to figure out the square footage and come back with an updated application. Vote: 4-yes 0-no.

**ANY OTHER BUSINESS – Guest – Deanna Jackson**

Mrs. Jackson wanted to know what the process was going forward with the road name change. It will be sent on to the Board of Selectmen to vote on.

Board Member Missing for Four Consecutive Meetings

A Member of the Board has missed over four consecutive meetings thereby creating a vacancy on the Board. A formal letter will be given to the Board of Selectpersons, on behalf of the Chair, requesting that the Member be removed from the Board. Also, the letter will state that the Board would like the alternate member to become a full member. The Chair will be copied on the letter.

Comment from Member Greenwood

Member Greenwood attended the Board of Selectpersons meeting and he thinks they are receptive to the change in the sign ordinance as a way to compete with other towns.

Third Party Reviewers

Scott Neal wants more clarification on the third-party review. It has been difficult at times to get a response from the third-party reviewer we currently use. Mr. Neal would like to know what other options are available. The Board believes there are multiple reviewers




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approved for Mr. Neal to choose from and he doesn't have to stay with one. Member Porter thinks it may be true that the applicant has the right to choose the third-party reviewer they prefer. The Board would like Mr. Neal to discuss this issue with the current third-party reviewer.

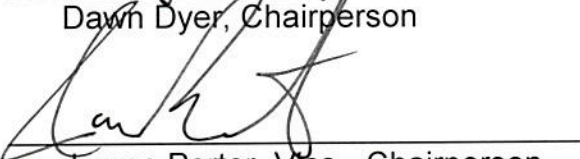
**ADJOURN** – Member Porter moved to adjourn at 9:40 pm. Member Weinberg seconded the motion. Discussion: None    Vote: 4-yes 0-no


Recorded by: Sarah Merrill


Planning Board

  
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Dawn Dyer, Chairperson

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Alex Duff, Member

  
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James Porter, Vice - Chairperson

  
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George Greenwood, Secretary

  
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Mark Weinberg, Member

  
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Stephane Floyd, Alternate