

POLAND PLANNING BOARD
MINUTES OF MEETING
May 23, 2023
Approved on 6/27, 2023

CALL TO ORDER – Chairperson George Greenwood called the meeting to order at 7:00pm with Members James Walker, Jon Gilson, James Porter, and CEO Scott Neal present. Member Cheryl Skilling is absent with notice.

MINUTES – April 25, 2023 – Member Porter moved to approve the minutes with a minor change. Member Walker seconded the motion. Discussion: None Vote: 4-yes 0-no

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS – Formal Site Plan Application – Richard Gill – 83 Bunting Lane – Map 17 Lot 11

Jim Seymour of Sebago technics and Richard gill presented the project to the Board. Mr. Gill would like to formally create a backlot drive on Bunting Lane by bringing a portion of Bunting Lane up to current backlot standards in terms of road width, shoulders, and a with a turnaround to create frontage for a new lot. The road will remain private.

The Board has concerns about the two neighbors who share the road being okay with this. Mr. Gill will need a letter of agreement with his neighbors stating they allow the expansion.

Member Porter moved to approve the checklist as complete. Member Walker seconded the motion. Discussion: None Vote: 4-yes 0-no

Member porter moved to approve the Formal Ste Plan Application with the following conditions: no public hearing, no site walk, a letter of agreement regarding the changes to the road must be given in to the Code Office. Member Gilson seconded the motion. Discussion: None Vote: 4-yes 0-no

Formal Site Plan Application – Tom and Corie Learned – Off Maine Street – Map 10 Lot 52

Wayne Wood of Wayne T. Wood & Co. and Tom Learned presented the project to the Board. Mr. Learned would like to create two lots for family members and a backlot driveway on a 23 acre parcel of land he owns. The backlot driveway would be off from Phillip Way and will need a waiver for the requirement that a backlot driveway must originate from a paved road. The remaining parcel of land will be retained by Mr. Learned.

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The Board raised concerns about whether this would qualify as a 3 lot subdivision. After discussing this the consensus of the Board is that a note will be added to the site plan stating that the remaining land will be retained by Mr. Learned, and this will address the subdivision issue. The plan must be recorded at the Androscoggin County Registry of Deeds. If any other changes to the property happen, then the road will need to be brought up to private road standards. There must also be a note on the plan that the abutting property doesn't have any rights to use the backlot driveway.

Mr. Learned stated that there will be a gate at the beginning of the backlot driveway with a Knox box for emergency access by the police and fire/rescue.

Member Porter moved to approve the checklist as complete. Member Gilson seconded the motion. Discussion: None Vote: 4-yes 0-no

Member Porter moved to approve the Formal Site Plan Application with the following conditions: no public hearing, no site walk, the waiver for a backlot driveway originating from a paved road is approved, Mr. Learned is going to gate the backlot driveway and put in a Knox box for emergency use, the following notes shall be on the plan: the remaining land will be retained by Mr. Learned, the abutters have no rights to use the backlot driveway, and if there are any changes to the remaining land is must be reviewed by the Planning Board. The plan shall be recorded at the Androscoggin County Registry of Deeds. Member Walker seconded the motion.
Discussion: None Vote: 4-yes 0-no

Road Name Application – Tom and Corie Learned – White Oak Hill Road
– Map 10 Lot 55

Member Porter moved to approve the road name of Rocky Acres Lane. Member Gilson seconded the motion. Discussion: None Vote: 4-yes 0-no

Findings of Fact and Conclusions of Law for:

Formal Shoreland Zoning Application – Kord and Pauline Veinote
– 119 Chickadee Lane – Map 37 Lot 10

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

ANY OTHER BUSINESS – CEO Neal reviewed the latest information he has been given as an update on the recently reviewed Savas project. The Board and CEO Neal agree there needs to be a new site plan application, the path needs to be moved outside of the

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75' setback, and the path should be pinned by a surveyor to ensure that it stays outside of the 75' setback. CEO Neal will contact the contractor with this information.

ADJOURN – Member Porter moved to adjourn the meeting at 8:12 p.m. Member Gilson seconded the motion. Discussion: None Vote: 4-yes 0-no

Recorded by: Sarah Merrill

Planning Board

George Greenwood, Chairperson

James Porter, Vice Chairperson

Absent with Notice
Cheryl Skilling, Secretary

James Walker, Member

Jonathan Gilson, Member