

POLAND PLANNING BOARD
MINUTES OF MEETING
July 11, 2023
Approved on 8/22, 2023

CALL TO ORDER – Chairperson George Greenwood called the meeting to order at 7:00pm with Members Cheryl Skilling, Jon Gilson, James Porter, James Walker, and Alternate Member Heather Ryan present. CEO Scott Neal is absent with notice. Alternate Member Heather Ryan is not a voting member for this meeting.

BOARD REORGANIZATION – (The reorganization was done at the end of the meeting.) Current organization list – Chairperson: George Greenwood, Vice Chairperson: James Porter, Secretary: Cheryl Skilling. All members have been in these positions for 2 consecutive years and cannot remain in these positions.

Member Skilling nominated James Porter as Chairperson. Member Gilson seconded the nomination. Discussion: None Vote: 4-yes 0-no 1- abstained (J.P.)

Member Skilling nominated George Greenwood as Vice Chairperson. Member Gilson seconded the nomination. Discussion: None Vote: 4-yes 0-no 1-abstained (G.G.)

Member Skilling nominated Jonathan Gilson as Secretary. Member Porter seconded the motion. Discussion: None Vote: 4-yes 0-no 1-abstained (J.G.)

MINUTES – July 11, 2023 – Member Porter moved to approve the minutes. Member Walker seconded the motion. Discussion: None Vote: 4-yes 0-no 1-abstained (Member Greenwood abstained from voting as he was absent from the July 11th meeting.)

COMMUNICATIONS – None

OLD BUSINESS – Minor Subdivision Application – Lawrence Roakes – Knoll Road – Map 13 Lots 33 and 33A

Stuart Davis of Davis Land Surveying and Larry Roakes presented the project to the Board. The application for a minor subdivision was tabled until the Town Attorney could provide a legal opinion to the Board on whether the CLUC required the road to be paved and, if so, whether the requirement could be waived. The Town Attorney's reading of the CLUC concluded the road did need to be paved and the Board could waive the requirement under Section 814.

After discussing the matter, the consensus of the Board is the road should not have to be paved and to waive the requirement with the following specific conditions: the dwelling units on the road are capped at 14, there can be no satellite roads, it can't be used/connected to another subdivision, and it must remain a dead end road. The road cannot be accepted or maintained by the Town and a note will be added to the plan stating such. The Board feels that paving the road would be an economic hardship for the Applicant and the public health, safety, and welfare will not be compromised, and further

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provided that the waivers in question will not have the effect of nullifying the requirements of this Code, nor set an unwarranted precedent.

Member Porter moved to approve the checklist as complete. Member Walker seconded the motion. Discussion: None Vote: 4-yes 1-no (J.G.)

Member Porter moved to approve the Minor Subdivision Application with the following conditions: no public hearing, no site walk, the waiver to not pave the road is approved because it would cause economic hardship to the Applicant, the dwelling units on the road are capped at 14, there can be no satellite roads, the road can't be used/connected to another subdivision, the road must remain a dead end road, the road cannot be accepted or maintained by the Town and a note will be added to the plan stating such. Member Skilling seconded the motion. Discussion: None Vote: 4-yes 1-no (J.G.)

NEW BUSINESS – Informational – Matthew New – 1305 Maine Street – Map 15 Lot 1G
Matt New presented the project to the Board. Mr. New would like to build a car wash but wants to be sure that it is an allowed use in the downtown district. He would also like more information on the process and what the Board is looking for and what they see as hurdles. The consensus of the Board is that it would be allowed under the business primary use even though it isn't specifically listed as an allowed use.

The Board went through the sketch plan and site plan processes, they asked the Applicant about how the car wash water reclamation process works, what he envisions for both parcels of land, and went over some important sections of the CLUC. Mr. New will reach out to the Code Office with more specific questions.


ANY OTHER BUSINESS – None

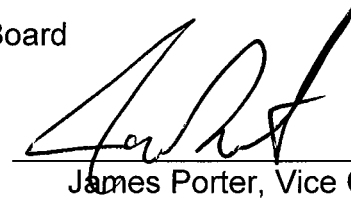
ADJOURN – Member Gilson moved to adjourn the meeting at 8:11 p.m. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill

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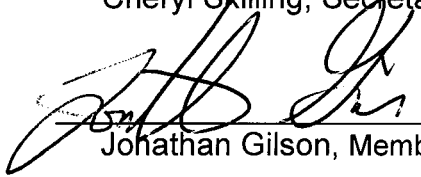
Planning Board


George Greenwood, Chairperson


James Porter, Vice Chairperson

Cheryl Skilling, Secretary

James Walker, Member


Jonathan Gilson, Member

Not a Voting Member
Heathe Ryan, Alternate Member