

POLAND PLANNING BOARD
MINUTES OF MEETING
June 27, 2023
Approved on July 11, 2023

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

MINUTES – May 23, 2023 – Member Gilson moved to approve the minutes with a minor change. Member Walker seconded the motion. Discussion: None Vote: 3-yes 0-no 1-abstained (Member Skilling abstained from voting as she was not present at the May 23rd meeting.)

COMMUNICATIONS – None

OLD BUSINESS – None

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

Sean Thies of Haley Ward presented the project to the Board. The Applicant has been before the Board for this project twice before with the project being approved each time. The approval for the project from the Board has expired each time due to factors outside of the Applicant's control and the Applicant missed the extension deadline.

The Applicant would like to start construction in 2024. On the plans presented the setbacks at the side and rear of the property are greater than allowed under the new solar ordinance. The Applicant is asking for a waiver reduction of the setbacks to 50' on the side and rear setbacks as they abut a railroad line and railroad property. After discussing this issue, the consensus of the Board is to grant the waiver.

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

Member Gilson moved to approve the Formal Site Plan with the following conditions: no public hearing, no site walk, a third party engineer will need to approve the road for drainage and cross culverts, and the waiver request to reduce the setbacks to 50' are granted. Member Walker seconded the motion. Discussion: None Vote: 4-yes 0-no

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

Larry Roakes, Stuart Davis of Davis Land Surveying, Craig Sweet of Terradyn, and Joe Siviski of Perkins Thompson presented the project to the Board. The Applicant would like to build phase 2 of the Knoll Road Subdivision, an additional three lots. The Applicant discussed the difference between a major and minor subdivision, gravel roads, and paved roads etc.

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There is a question between the Board and the Applicant as to whether the CLUC requires that Knoll Road be paved because it will serve more than 8 lots. Does this encompass only the houses in the subdivision or include the three houses at the beginning of the road? The consensus of the Board is that the road should be paved, but they requested clarification from the Town Attorney. There is also a possibility that the CLUC allows this requirement to be waived, and if so, then under what circumstances. The Board then recommended that the application be tabled pending legal clarification.

The Applicant asked that the third-party conduct a final road inspection to show it meets the approved engineered plan. The third-party engineer agreed to do this and to get the report in before the next meeting.

Member Gilson moved to table the application pending legal clarification. Member Walker seconded the motion. Discussion: None Vote: 4-yes 0-no

Findings of Fact and Conclusions of Law for:

Formal Site Plan Application – Richard Gill – 83 Bunting Lane – Map 17 Lot 11
Member Gilson moved to approve the Findings of Fact. Member Walker seconded the motion. Discussion: None Vote: 4-yes 0-no

ANY OTHER BUSINESS – None

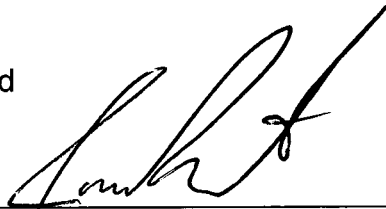
ADJOURN – Member Gilson moved to adjourn the meeting at 8:36 p.m. Member Walker seconded the motion. Discussion: None Vote: 4-yes 0-no

Recorded by: Sarah Merrill

Planning Board

Absent with Notice

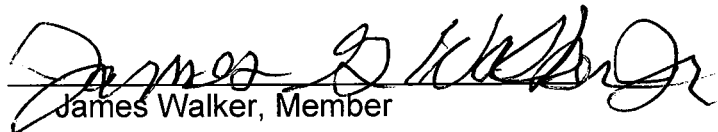
George Greenwood, Chairperson



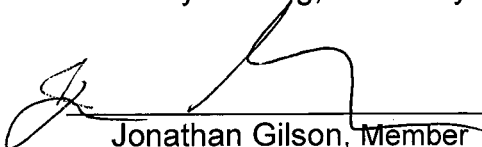
James Porter, Vice Chairperson



Cheryl Skilling, Secretary



James Walker, Member



Jonathan Gilson, Member