

POLAND PLANNING BOARD
MINUTES OF MEETING
August ~~July~~ 22, 2023
Approved on 9/12, 2023

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

MINUTES – July 11, 2023 – Member Greenwood moved to approve the minutes. Member Gilson seconded the motion. Discussion: None Vote: 3-yes 0-no 1-abstained (Alternate Member Ryan abstained from voting as she was not a voting member at the July 11th meeting.)

COMMUNICATIONS – None

OLD BUSINESS – Formal Site Plan Review – Charles and Sheila Foley – 1220 Maine Street – Map 40 Lot 15

Sheila Foley presented her landscape plan to the Board. (The rest of the plan was approved on January 25, 2022, with a condition to come back to the Board with a landscape plan.) Ms. Foley stated that there would be two fruit trees in the front and a lot of perennials throughout. They also plan to hydroseed the area.

CEO Neal stated that the plan presented does not meet the landscaping requirements of Section 508.30.D.1. The Board could accept the plan as presented but would need to waive the standards. Ms. Foley stated that because of sightline concerns the standards couldn't be met.

Member Greenwood moved to approve the landscape plan with the following conditions: no site walk, no public hearing, and the waiver for the landscaping is approved because of issues with the sightlines. Member Gilson seconded the motion. Discussion: None Vote: 4-yes 0-no

Shoreland Zoning Application – Peter and Jane Savas – 219 Black Island Road – Map 25 Lot 27

On April 25, 2023, a new landscape plan was proposed, and the Board accepted it with the requirement that the landscaper prepare updated drawings and updated impervious surface numbers to be given to the Board to review, and an updated application to be given to the Code Office. The information in the packet is the updated information requested by the Board.

CEO Neal will require the setbacks be marked out on the property before the landscaping updates occur to ensure that they stay in the designated area.

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Member Greenwood moved to approve the updated information as complete with no site walk and no public hearing. Member Gilson seconded the motion. Discussion: None
Vote: 4-yes 0-no

NEW BUSINESS – Informational – Rick Varney – 409 Maine Street – Map 6 Lot 46

Mr. Varney presented the project to the Board. In the information given to the Board he suggested a three unit building, but he also talked about a two unit building. The Board and CEO Neal talked about some of the items he will need to consider with both ideas.

Findings of Fact and Conclusions of Law for:

Formal Shoreland Zoning Application – Peter and Jane Savas
– 219 Black Island Road – Map 25 Lot 27

Member Greenwood moved to approve the Findings of Fact. Member Gilson seconded the motion. Discussion: None Vote: 3-yes 0-no 1-abstained
(Alternate Member Ryan abstained from voting as she was not a voting member at the meeting.)

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

Member Greenwood moved to approve the Findings of Fact. Member Gilson seconded the motion. Discussion: None Vote: 3-yes 0-no 1-abstained
(Alternate Member Ryan abstained from voting as she was not a voting member at the meeting.)

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

Member Greenwood moved to approve the Findings of Fact. Member Gilson seconded the motion. Discussion: None Vote: 3-yes 0-no 1-abstained
(Alternate Member Ryan abstained from voting as she was not a voting member at the meeting.)

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

Member Greenwood moved to approve the Findings of Fact. Member Gilson seconded the motion. Discussion: None Vote: 3-yes 0-no 1-abstained
(Alternate Member Ryan abstained from voting as she was not a voting member at the meeting.)

ANY OTHER BUSINESS – None

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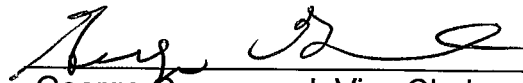
ADJOURN – Member Greenwood moved to adjourn the meeting at 8:08 p.m. Alternate Member Ryan seconded the motion. Discussion: None Vote: 4-yes 0-no

Recorded by: Sarah Merrill

Planning Board



(James Porter, Chairperson)



George Greenwood, Vice Chairperson

Jonahan Gilson, Secretary

Absent with Notice

Cheryl Skilling, Member

Absent with Notice

James Wlaker, Jr., Member



Heather Ryan, Alternate Member