

**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
**September 26, 2023**  
**Approved on 10/10, 2023**

**CALL TO ORDER** – Chairperson James Porter called the meeting to order at 7:00pm with Members Cheryl Skilling, Jon Gilson, George Greenwood, James Walker, Alternate Member Heather Ryan, and CEO Scott Neal present. Alternate Member Heather Ryan is not a voting member for this meeting except for the minutes and the Findings of Fact because she was a voting member at the September 12, 2023, meeting.

**MINUTES** – September 12, 2023 – Member Gilson moved to approve the minutes. Member Walker seconded the motion. Discussion: None    Vote: 5-yes 0-no (Alternate Member Ryan was a voting member at the 9.12.23 meeting and voted on the minutes.)

**COMMUNICATIONS** – None

**OLD BUSINESS** – None

**NEW BUSINESS** – CEDC to discuss Downtown Design Standards  
No one from CEDC came to the meeting.

Formal Site Plan – Poland Animal Hospital (VetCor of Poland) – 1195 and 1197 Maine Street – Map 39 Lots 29 and 30

Patrick Gere from Sebago Technics presented the project to the Board. The Applicant would like to expand the vet clinic, expand the parking, put in new landscaping and lighting, put in a new septic system, and be attached to public water. The Applicant would like to break ground this fall. The building is owned by Relic, LLC and the vet clinic leases the property. The property owner is on board with these changes.

There were concerns from the Board about where snow would go, the parking area, ingress and egress to the property, etc. The Applicant showed several areas where snow can be put and believes this can be handled with proper maintenance. Ingress and egress will be from both driveways with the driveway on White Oak Hill Road moved further back on the property away from Route 26. Maine DOT thinks the proposed changes are a good plan and the site lines are good.

Dawn Miller, an abutter to the property, voiced concerns about where snow would be stored and where the property markers are. The Board asked that the property line be marked near Route 26. The Applicant stated that it will be flagged or blazed.

The Applicant submitted responding comments to the third party review, but it was shortly before the meeting. The Board decided to table the application pending review of the Applicants comments and any return comments from the third party reviewer.



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Member Greenwood moved to table the Site Plan pending review of last minute information. Member Gilson seconded the motion. Discussion: None    Vote: 5-yes 0-no

Formal Site Plan – Peter Ferland – 202 Torrey Road – Map 3 Lot 9

Peter Ferland presented the project to the Board. Mr. Ferland would like to create a backlot driveway for a residential house with a garage, an accessory dwelling unit (of 700 sq. ft. or less) with a garage, and a storage building. He would also like the Board to waive the construction requirements for a backlot driveway because he claims there is already a very solid gravel driveway to build on top of.

Mr. Ferland did not provide a deed for the 13 acre property, but he and his father (Dennis Ferland) stated that he owns it and that he owns the right of way. The Board cannot move forward on the application without a recorded deed showing that he owns the property, but they went through the rest of the application to see what else he may need to submit.

Part of the property is in the Farm and Forest zone and the other part of the property is in the General Purpose 1 zone. Mr. Ferland stated he is not looking to run a business from the property. He asked about putting a larger commercial type of storage building on the portion of the property that is in General Purpose 1. The Board told Mr. Ferland that this would require the road to be brought up to road standards, not backlot driveway standards and presents other issues with the limitations of the General Purpose 1 zone.

The Board told Mr. Ferland that he is missing information, and the Board cannot move forward with the review of the Application until the information is submitted. Mr. Ferland needs to produce a deed with the recording information from the Androscoggin County Registry of Deeds, a cross section of the proposed backlot driveway, detailed information on the hammerhead section of the driveway, and update the plan to show the appropriate sizes of the buildings.

Member Greenwood moved to table to Formal Site Plan application. Member Gilson seconded the motion. Discussion: None    Vote: 5-yes 0-no



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Findings of Fact and Conclusions of Law for:

Formal Shoreland Zoning Application – Gregory and Karen Henderson  
– 155 Loon Point Lane – Map 47 Lot 7

Member Greenwood moved to approve the Findings of Fact and Conclusions of Law. Member Gilson seconded the motion. Discussion: None Vote: 5-yes 0-no (Alternate Member Ryan was a voting member at the 9.12.23 meeting and voted on the Findings of Fact.)

**ANY OTHER BUSINESS** – Ms. Merrill got an answer to Member Greenwood's questions about whether an alternate member can vote on minutes from a meeting where they weren't a voting member. An alternate member can only vote on minutes and findings of fact from a meeting where they were a voting member. For instance, tonight Alternate Member Ryan is not a voting member of this meeting. However, she was a voting member at the September 12<sup>th</sup> meeting and can vote on the minutes and findings of fact from that meeting.

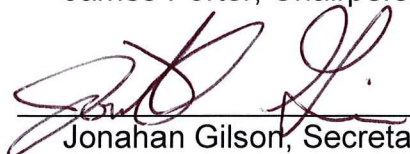
**ADJOURN** – Member Gilson moved to adjourn the meeting at 9:05 p.m. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill

Planning Board

  
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James Porter, Chairperson

  
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George Greenwood, Vice Chairperson

  
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Jonathan Gilson, Secretary

  
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Cheryl Skilling, Member

  
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James Wlaker, Jr., Member

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Not A Voting Member  
Heather Ryan, Alternate Member