

POLAND PLANNING BOARD
MINUTES OF MEETING
October 10, 2023
Approved on 11/28, 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, and CEO Scott Neal present. Alternate Member Heather Ryan is absent with notice.

MINUTES – September 26, 2023 – Member Greenwood moved to approve the minutes. Member Walker seconded the motion. Discussion: None Vote: 5-yes 0-no

COMMUNICATIONS – None

OLD BUSINESS – Formal Site Plan – Poland Animal Hospital (VetCor of Poland) – 1195 and 1197 Maine Street – Map 39 Lots 29 and 30
The Applicant asked to be moved to the October 24, 2023, meeting.

NEW BUSINESS – Formal Site Plan – Lawrence Roakes – Off Knoll Road – Map 13 Lot 36

Stuart Davis of Davis Land Surveying, Craig Sweet of Terradyn, and Larry Roakes presented the project to the Board. Mr. Roakes would like to create a backlot driveway off Knoll Road and two lots (# 9 and # 10) off the backlot driveway.

The backlot driveway will be called Lynn's Way. Lynn's Way will be 12' wide with 2' shoulders. Ownership of Lynn's Way will go to either lot # 9 or lot # 10 with the other lot having a right of way over Lynn's Way. Both lots will have a maintenance agreement to maintain Lynn's Way and they will both also have to be part of the Knoll Road Association. There will be a stop sign at the end of Lynn's Way. The Applicant is requesting a waiver from the requirement that a backlot driveway originate from a paved road.

The site plan will be updated to show the setbacks more clearly. The site plan will also have the following notes: power to lots # 9 and # 10 will be overhead, a note will be added to show the maximum impervious surface amount allowed on lots # 9 and # 10, and the notes and waivers from the original plan will be added to this site plan.

Member Greenwood moved to approve the checklist as complete. Member Gilson seconded the motion. Discussion: None Vote: 5-yes 0-no

Member Greenwood moved to approve the Formal Site Plan with the following conditions: no public hearing, no site walk, the waiver from the requirement that a backlot driveway originate from a paved road is approved, the site plan will also have the following notes: the power to lots # 9 and # 10 will be overhead, a note will be added to show the maximum impervious surface amount allowed on lots # 9 and # 10, and the

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notes and waivers from the original plan will be added to this site plan. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

Formal Site Plan – Jonathan MacLean, JEM Property Management, LLC – 1505 Maine Street – Map 15 Lot 7

Stuart Davis of Davis Land Surveying and Craig Sweet of Terradyn presented the project to the Board. Jon MacLean would like to have a dock manufacturing and sales business on the property. The Applicant would like to start by building a storage/manufacturing building with a 10' x 10' office in it, a manufacturing building, and in the spring site work on the property along with the water and sewer. ~~The sewer will be tied into Mechanic Falls sewer system.~~ The sales building would be built at some point in the future.

The driveway on Route 26 will be moving down towards the end of the property away from Five Corners. Truck and delivery traffic will be off Route 11, and the Applicant will be getting MEDot approvals.

The Applicant will need to submit a description of how the storage buildings meet the downtown design standards. Any loading docks as well as the dumpster and its enclosure will need to be shown on the site plan. The Applicant will need to get a DEP permit. Since the driveway entrance is moving down on Route 26 there is a question about who will be fixing the sidewalk – the Applicant or MEDot. If the Applicant is fixing the sidewalk, then he will need to submit a sidewalk construction detail.

Member Greenwood moved to table the Formal Site Plan pending further information from the Applicant. Member Gilson seconded the motion.

Discussion: None Vote: 5-yes 0-no

ANY OTHER BUSINESS – None

ADJOURN – Member Greenwood moved to adjourn the meeting at 8:16 p.m. Member Gilson seconded the motion. Discussion: None Vote: 5-yes 0-no

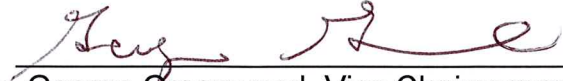
Recorded by: Sarah Merrill

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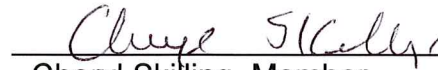
James Porter, Chairperson



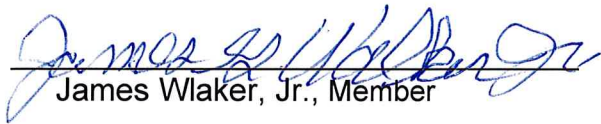
George Greenwood, Vice Chairperson



Jonahan Gilson, Secretary



Cheryl Skilling, Member



James Wlaker, Jr., Member

Absent with Notice

Heather Ryan, Alternate Member