

POLAND PLANNING BOARD
MINUTES OF MEETING
December 12, 2023
Approved on 11/9, 2023

CALL TO ORDER – Chairperson James Porter called the meeting to order at 7:00pm with Members Cheryl Skilling, George Greenwood, James Walker, Alternate Member Heather Ryan, and CEO Scott Neal present. Member Jon Gilson is absent without notice. Alternate Member Heather Ryan is a voting member for this meeting.

MINUTES – November 28, 2023 – Member Greenwood moved to approve the minutes. Member Walker seconded the motion. Discussion: None Vote: 4-yes 0-no (Member Gilson is absent and Alternate Member Ryan is not a voting member for the minutes because she was not a voting member at the 11.28.2023 meeting.)

COMMUNICATIONS – None

OLD BUSINESS – CLUC Change – Timothy Cook – 211 Poland Corner Road – Map 11 Lot 9

Tim Cook presented the CLUC change to the Board. The Cook's would like to have their property which is currently zoned as Farm and Forest rezoned as Rural Residential 3 so they may split the lot. The Board would like to see the property file.

Potential CLUC Changes for 2024

The Board talked about various proposed CLUC changes at the end of the meeting.

NEW BUSINESS – Formal Shoreland Zoning Application – Karl and Michelle Dowling – 44 West Shore Drive – Map 46 Lot 12

Stuart Davis of Davis Land Surveying presented the project to the Board. The Dowling's would like to raise the existing camp, place a foundation under it, and build an addition on either a frost wall or a foundation. The height of the current building is under the twenty-five ft. height limit. The camp on a foundation and the addition will remain under this height limit as well.

The septic system is old and there should have been a septic test done before the Dowling's bought it. The Dowling's must provide the septic test to the Code Office.

CEO Neal noted that a back corner of the existing building is within the twenty ft. side setback and the building should be moved outside of this setback. The consensus of the Board is that the building shall be pivoted outside of the setback.

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

Member Greenwood moved to approve the Formal Site Plan Application with the following conditions: no public hearing, no site walk, a copy of the septic test must be

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provided to the Code Office, and the building shall be pivoted outside of the twenty ft. setback. Alternate Member Ryan seconded the motion.

Discussion: None Vote: 5-yes 0-no

ANY OTHER BUSINESS – None

ADJOURN – Member Greenwood moved to adjourn the meeting at 8:42 p.m. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill



James Porter, Chairperson

Planning Board

George Greenwood, Vice Chairperson

Absent w/o Notice

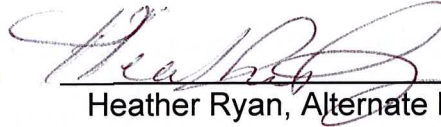
Jonahan Gilson, Secretary



Cheryl Skilling, Member



James Wlaker, Jr., Member



Heather Ryan, Alternate Member