

POLAND PLANNING BOARD
MINUTES OF MEETING
September 25, 2018
Approved on 10/9, 2018

CALL TO ORDER – Vice Chairperson Porter called the meeting to order at 7:00pm with Members Mark Weinberg, George Greenwood, and Scott Neal, Code Enforcement Officer, present. Chairperson Dawn Dyer and Member Stephanie Floyd absent with notice.

MINUTES – September 11, 2018 – Member Greenwood moved to accept the minutes. Member Weinberg seconded the minutes. Discussion: None Vote: 3-yes 0-no

COMMUNICATIONS – Letter from Board of Appeals – The Board asked Scott Neal if this issue was something that had come before them. It did not go before the planning board.

OLD BUSINESS – Formal Shoreland Zoning Application – Lynne Johnson and Jerry Harris – 60 Cardinal Lane – Map 37 Lot 13

Jerry Harris is presenting the changes he'd like to make to the plan that was approved at the August 14, 2018 planning board meeting. Mr. Harris would like to enlarge some of the buildings to take full advantage of the thirty percent (30%) lot expansion.

The Board wants to be sure that the portion of the garage that is within seventy-five feet (75') of the lake doesn't exceed twenty feet (20') tall. The Board would like Scott Neal to verify that when he goes out and inspects during construction.

Member Greenwood moved to approve the checklist as complete. Member Weinberg seconded the motion. Discussion: None Vote: 3-yes 0-no

Member Greenwood moved to approve as complete the Formal Shoreland Zoning Application with the following conditions: the site walk and the public hearing are waived, and that the Code Enforcement Officer locate that corner of the garage that may be under seventy-five feet (75') from the water.

Minor Subdivision Application – Turn Key Homes of Maine – 16 Carlotta Way (aka Lot 3) – Map 12 Lot 64B Sub-lot 3

Todd Truman and Jon Pruett from Turn Key Homes of Maine are presenting the changes they'd like to make to the subdivision plan. The home was built too close to the lot line and no longer meets the setback requirements. The solution is to switch property lines between two homes with the square footage for each lot staying the same.

Mr. Truman brought mylars created by an engineer showing the property changes. However, the Board can only sign mylars once a professional land surveyor has pinned the lot and signed off on the mylars.

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The Board sees this as an amendment to the original subdivision with the checklist not changing.

Member Greenwood moved to approve as complete the Minor Subdivision Application amendment with the condition that the pins are set and the mylars are signed/stamped by the land surveyor as well. Member Weinberg seconded the motion.

Discussion: None Vote: 3-yes 0-no

NEW BUSINESS – Sketch Plan Review – Arthur and Rebecca Weissman – 37 Mountain View Drive – Map 49 Lot 35

Corey LeClerc of LeClerc's Carpentry is representing Arthur and Rebecca Weissman. Mr. LeClerc presented the project to the Board. The Weissman's would like to place a smaller deck where a larger deck used to be.

The wrong application was submitted. A Formal Shoreland Zoning Application needs to be filled out, but since this is replacing a previously permitted deck then this can be a condition of approval.

Member Greenwood to approve as complete the Formal Shoreland Zoning Application with the condition that the Weissman's come in and fill out the proper paperwork for the shoreland zoning. Member Weinberg seconded the motion. Discussion: None
Vote: 3-yes 0-no

ANY OTHER BUSINESS –

Member Weinberg has been to the Marijuana Committee meeting and will keep the Board informed.

Member Greenwood thinks that the Conservation Committee should have a liaison come to the planning board meetings or watch them on tv. It isn't really the Board's responsibility to notify them above the public notices already given. Vice Chairperson Porter thinks notification can be done via a letter to the Committee.

Vice Chairperson Porter would like to discuss, going forward, allowing people who have minor changes to an application that is already before the planning board to have more leeway to get the information in after the deadline. The concern is the tight turn around from the Tuesday night meeting to the Friday deadline. The questions are: what are minor changes and how long would they have to get the information in.


ADJOURN – Member Weinberg moved to adjourn the meeting at 7:55 pm. Member Greenwood seconded the motion. Discussion: None Vote: 3-yes 0-no

Recorded by: Sarah Merrill


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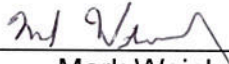
Dawn Dyer, Chairperson



James Porter, Vice - Chairperson



George Greenwood, Secretary



Mark Weinberg, Member

Stephane Floyd, Member

, Alternate