

POLAND PLANNING BOARD
MINUTES OF MEETING
October 23, 2018
Approved on 11/13/, 2018

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

MINUTES – October 9, 2018 – Member Greenwood moved to approve the minutes with the corrections. Member Floyd seconded the motion. Discussion: None
Vote: 4-yes 0-no

COMMUNICATIONS – September Monthly Activity Report
The Board does not comment upon this report.

Appeals Board Findings of Fact
The Board does not comment upon this report.

OLD BUSINESS –
Formal Site Plan Review – 1484 Maine Street – Mark Lopez – Map 15 Lot 18B
(Additional Information)

Jeff Amos from Terradyn Consultants, LLC is representing Mark Lopez and presented the project to the Board. The Board agreed to hear the presentation for the minor subdivision project on this property along with the additional information being presented.

Mr. Amos is suggesting using a chain link fence around the property. The front portion will be recessed in a ditch behind a berm, so it won't be easily visible from the road. The CLUC doesn't allow chain link fences to be used in the downtown district.

The Board wants the first storage building which will be visible from the road to meet the downtown design standard. The rest of the storage buildings won't be visible from the road so there is a question as to whether all the buildings must meet the same design standards. The Board would like either the Town lawyer or the third-party reviewer to review this issue to determine if all the buildings must meet the downtown design standards or whether this can be waived.

The comments from the third-party reviewer came in very late and were not able to be properly reviewed and responded to by Mr. Amos or by the Board.

Member Greenwood moved to table the Formal Site Plan Review Application and the Minor Subdivision Application until the next meeting when third-party review is completed. Member Floyd seconded the motion. Discussion: none Vote: 4-yes 0-no.

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NEW BUSINESS – Formal Site Plan Review – RSU# 16 for Bruce M. Whittier Middle School – 1457 Maine Street – Map 15 Lot 6

Doug Reynolds of Gorrill Palmer is representing RSU #16 and Robin Tannenbaum of PDT (Portland Design Team) Architects presented the project to the Board.

There has been a minor change to the entrance from the original plan that went to referendum. Instead of walking into a shared outer vestibule and then into a second set of doors there will be a canopy over a set of doors. The vestibule is now inside the building.

The Board would like to see some type of vegetation or rocks around the under-drain soil filter area of the property.

Member Greenwood moved to approve the checklist as complete. Member Weinberg seconded the motion. Discussion: None Vote: 4-yes 0-no

Member Greenwood moved to approve as complete the amended Formal Site Plan Review Application with the following conditions: the site walk and public hearing are waived, that they follow the Fire Chief's recommendations, that they do some type of protection of the filter area, and that they get the amendment to the site location and any other permits necessary from the state. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no

Formal Site Plan Review – 1171 Maine Street – Debra and Anna Lapre – Map 39 Lot 19
Mike Deyling of CES, Inc is representing Debra and Ann Lapre and presented the project. Debra Lapre read a statement about the project at the start of the presentation.

There is no longer a second building planned for the sight and the building dimensions are now 60' x 80. The lot will only be plowed for fire access in the winter time with public access in the spring and fall. Only boats will be stored there, and they will be drained by the owners off site before being stored.

The building will be a rectangular building with a 5/12 roof pitch. They will add some eyebrow dormers over the garage doors to meet the downtown design standards. They will need to bring a conceptual drawing of the building into the Code Enforcement Office.

Member Greenwood moved to approve the checklist as complete. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0- no

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Member Greenwood moved to approve as complete the Formal Site Plan Review Application with the following conditions: the site walk and public hearing are waived, that they see the Code Enforcement Officer for the sign, that they get the fire permit from the state, and that they bring in design elevations of the building to the Code Enforcement Officer. Member Floyd seconded the motion. Discussion: None
Vote: 4-yes 0-no

Minor Subdivision Application – 1484 Maine Street – Mark Lopez and Greg Washburn – Map 15 Lot 18B

This project was discussed along with the additional information presented on the property (located under the old business section).

ANY OTHER BUSINESS –

Member Floyd suggested having a work session before the meetings start for Board members to discuss the upcoming projects especially when the projects are complex to give the members time to go over the project and know what they're voting on. Mr. Neal reminded the Board that they can table projects to a later meeting which would give the Board a chance to review the information in the packets and the information presented at the meeting.

Member Greenwood asked about the status of the light at the intersection of Winterbrook Road and Route 11. Mr. Neal believes that this has been given to CMP and they are working on this. He will check on the status.

ADJOURN – Member Floyd moved to adjourn the meeting at 9:05 pm. Member Greenwood seconded the motion. Discussion: None Vote: 4-yes 0-no

Recorded by: Sarah Merrill

Planning Board

Absent
Dawn Dyer, Chairperson

George Greenwood
George Greenwood, Secretary

Stephanie Floyd
Stephanie Floyd, Member

James Porter
James Porter, Vice - Chairperson

Mark Weinberg
Mark Weinberg, Member

, Alternate