

POLAND PLANNING BOARD
MINUTES OF MEETING
November 13, 2018
Approved on 12/4, 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.

MINUTES – October 23, 2018 – Member Greenwood moved to approve the minutes. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no

COMMUNICATIONS – None

OLD BUSINESS –

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

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

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 wrought iron fencing at the front of the storage area and chain link fencing for the rest of the area. The first storage building will have a peaked roof with some cupolas on it. Mr. Amos suggests that these changes meet the spirit of the downtown design standard and that the buildings that aren't visible from the road don't need to meet the standard. The Board doesn't read the CLUC in this manner. Mr. Amos would like clarification from the Town lawyer and he will contact Mr. Neal with his question.

Mr. Amos went through the comments from the third-party reviewer. Also, Mr. Amos has contacted the Maine DOT regarding the two entrance permits on the properties and the permits are still valid. The plan is for the parking lots to connect and share the driveways.

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

Member Greenwood moved to approve as complete the Minor Subdivision Application with the following conditions: the site walk, and the public hearing are waived. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no

Member Greenwood moved to table the Formal Site Plan Review Application. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no

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NEW BUSINESS – Sketch Plan Review – Dawn Miller – 1199 Maine Street
– Map 39 Lot 31

Dawn Miller presented her project to the Board. Ms. Miller would like to open a dog grooming, dog daycare, and dog boarding facility. The Board agreed to allow the project with a limit of twenty (20) dogs and twenty (20) cats. If Ms. Miller wants to take care of more animals in the future she can come back before the Board with an amended plan.

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 Sketch Plan Review with the following conditions: the site walk, and the public hearing are waived. Member Weinberg seconded the motion. Discussion: None Vote: 4-yes 0-no

Findings of Fact and Conclusions of Law for:

Formal Shoreland Zoning Application – Robin Rolle & Jill Mangini – 160 Jordan
Shore Drive – Map 0030 Lot 0003

Formal Shoreland Zoning Application – Joanna and Lawrence Salmone – 245
Jordan Shore Drive – Map 30 Lot 11

Formal Shoreland Zoning Application – A. Bradford and Lorine Card – 232 Jordan
Shore Drive – Map 30 Lot 8A

The Board reviewed and signed all three of these Findings of Fact and Conclusions of Law.

Application for Road Name – Elizabeth Carr

The Board is concerned that the road name “Drive Way” may be confusing to people. However, there is no other road in Poland with this name.

Member Greenwood moved to approve the Application for Road Name. Member Weinberg seconded the motion. Discussion: None Vote: 4-yes 0-no

ANY OTHER BUSINESS – Organization of the Board

The Board doesn’t think it’s necessary to re-organize at this time. Jim Porter will remain Vice Chairperson, George Greenwood will remain Secretary, and the Chairperson position will remain vacant.

Member Weinberg gave a brief update on the Marijuana Committee.

ADJOURN – Member Floyd moved to adjourn the meeting at 8:08 pm. Member Weinberg seconded the motion. Discussion: None Vote: 4-yes 0-no

Recorded by: Sarah Merrill


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Planning Board

, Chairperson



James Porter, Vice - Chairperson



George Greenwood, Secretary



Mark Weinberg, Member



Stephane Floyd, Member

, Alternate