

POLAND PLANNING BOARD
MINUTES OF MEETING
January 8, 2019
Approved on 1/22, 2019

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

MINUTES – December 11, 2018 – Member Greenwood moved to approve the minutes. Member Floyd seconded the motion. Discussion: None Vote: 4-yes 0-no

COMMUNICATIONS – None

OLD BUSINESS – None

NEW BUSINESS – Findings of Fact and Conclusions of Law for:
Formal Shoreland Zoning Application – Dennis and Susan Ackroyd
– 261 Jordan Shore Road – Map 29 Lot 8

Member Greenwood moved to approve the Findings of Fact. Member Weinberg seconded the motion. Discussion: None Vote: 4- yes 0- no

Formal Shoreland Zoning Application – Gerald and Margaret Dugal
– 49 Mountain View Drive – Map 49 Lot 31

Member Greenwood moved to approve the Findings of Fact. Member Floyd seconded the motion. Discussion: None Vote: 4- yes 0- no

Formal Shoreland Zoning Application – Mary Gresik – 265 Jordan Shore Road
– Map 29 Lot 7

Member Greenwood moved to approve the Findings of Fact. Member Weinberg seconded the motion. Discussion: None Vote: 4- yes 0- no

Application for Road Name – Elizabeth Carr

The Board discussed the three choices for naming the road and decided upon the second name. The Board was concerned that the applicants first choice would be rejected by the Board of Selectpersons.

Proposed CLUC Changes

- Specify business days

The Board is concerned that there will need to be too many changes made in the CLUC. Ms. Merrill will do more research to find the best way to make this change.

- Definitions: Replace – to put something new in place of, i.e. 50% or more is being changed. Repair – to restore by replacing a part or putting together what is torn or broken., i.e. 49% or less is being changed.

The Board thinks these would be good changes to make.

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- Fix discrepancy in the sign rules – state allows signs on right of ways we don't. In prohibited signs – we need to make an exception to political signs.
The Board wants to make sure that the Town rules match the State rules.
- Overlay of limited residential with underlying zone – which one wins?
The Board would like clarification from the third-party reviewer and or the Town attorney on this issue.
- Time limit for when LED type business signs can be on – Sue Peters, Poland Corner Road, from the Public Hearing on July 24, 2018
This issue is already covered in the CLUC on page 87 §508.18 (l)(3)(h) – Sign Illumination.
- Definition for Business primary
The Board doesn't think this can really be nailed down at this time.
- Take properties on the lake out of farm and forest or make limited residential the dominant zone.
This issue was discussed above regarding overlay of limited residential with an underlying zone.
- Agriculture definition needs to specifically exclude marijuana
The Board thinks this is an important change to make.
- Downtown district standards need a full review – should all buildings need to meet the standard?
The Board thinks CEDC should be involved with any changes to this section. Ms. Merrill has been asked to reach out the CEDC Chair to start the conversation with them.

ANY OTHER BUSINESS –


Karen Hespe and Albert Tibbets of 404 Hardscrabble Road spoke to the Board about a zoning issue they're having. They own an old farm house that has an in-law apartment aka accessory apartment, but the zone they are now in doesn't allow accessory apartments.

Ms. Hespe and Mr. Tibbetts wanted to know what they're options were for getting the accessory apartment allowed. The Board went through the process of getting a zone change for their property on the warrant for the Town Meeting.

Ms. Hespe and Mr. Tibbetts asked if they could be grandfathered in somehow. The Board said that question would need to be asked of the Town Manager and the Executive Assistant because consent decrees were the purview of the Board of Selectpersons.

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

Recorded by: Sarah Merrill

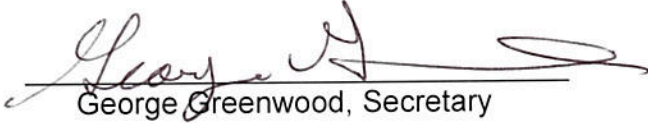
Mark Wilson Barb 

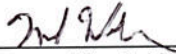
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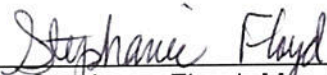
Planning Board

, Chairperson


James Porter, Vice - Chairperson


George Greenwood, Secretary


Mark Weinberg, Member


Stephane Floyd, Member

, Alternate