


**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
October 22, 2019  
Approved on 11/12, 2019

**CALL TO ORDER** – Chairperson Porter called the meeting to order at 7:00pm with Members Cheryl Skilling, Mark Weinberg, George Greenwood, Alternate Member Jimmy Walker, CEO Scott Neal, and Sarah Merrill present. Alternate Member Walker is ~~not~~ a voting member for this meeting. Member Stephanie Floyd is absent with notice. 

**MINUTES** – October 8, 2019 – Alternate Member Walker moved to approve the minutes. Member Skilling seconded the motion. Discussion: None    Vote: 3-yes 0-no 2-abstained (Two members abstained because they were not present at October 8<sup>th</sup> meeting.)

**COMMUNICATIONS** – None

**OLD BUSINESS** – None

**NEW BUSINESS** –

**Minor Subdivision Application – Joseph Cimino – 481 Maine Street**  
**– Map 6 Lots 47 and 47E**

Stuart Davis of Davis Land Surveying and Joseph Cimino presented the project to the Board. Mr. Cimino would like to take the property and divide it into four lots. Mr. Cimino will retain Lot 1, Lot 2 has already been sold, there is a pending sale on Lot 3, and Mr. Cimino has applied to Maine DOT for a separate driveway permit for Lot 4. Lot 3 will still need to meet the landscaping, fire hydrant, and other requirements from when the Board approved the spec building on the property. There is a small rectangle of land that Mr. Cimino is retaining and will be combined with abutting parcel of land he owns.

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

Member Greenwood moved to conditionally approve the Minor Subdivision Application as complete with the following conditions: the public hearing is waived, the site walk is waived, and the site plan be updated to show the small rectangular lot is part of the 25 acre Cimino Properties. Member Weinberg seconded the motion.  
Discussion: None    Vote: 5-yes 0-no

**Informational – Stuart Davis**

Stuart Davis of Davis Land Surveying and Brent LeClerc posed a question to the Board about back lot driveways and waivers of specific requirements. The Board went through various hypothetical scenarios and requirements but would not make any specific determinations because no formal application has been submitted.

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Findings of Fact and Conclusions of law for:

Minor Subdivision Application Amendment – Megquier Hill Holdings, LLC  
– 260 Megquier Hill Road – Map 14 Lots 25 and 25B

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

Minor Subdivision Application – Cheryl Skilling and Wayne Verrill  
– Wild Turkey Way – Map 9 Lot 28 Sub-lots 2B and 3

Member Greenwood moved to approve the Findings of Fact. Alternate Member Walker seconded the motion. Discussion: None    Vote: 3-yes 0-no 2-abstained  
Member Skilling abstained to avoid a conflict of interest and Member Weinberg abstained as he was absent with notice for that meeting.

Sketch Plan Review – Frank and Joy Lowe – 425 Maine Street – Map 6 Lot 47C

The Board does not believe that a Finding of Fact is required for a Sketch Plan and would like clarification before voting. Member Greenwood moved to table the Findings of Fact until there is clarification. Member Skilling seconded the motion. Discussion: None    Vote: 4-yes 0-no 1- abstained  
Member Weinberg abstained as he was absent with notice for that meeting

Formal Shoreland Zoning Application – Tim Garrelts – 187 Johnson Hill Road  
– Map 20 Lot 10

Member Greenwood moved to approve the Findings of Fact. Alternate Member Walker seconded the motion. Discussion: None    Vote: 4-yes 0-no 1-abstained  
Member Weinberg abstained as he was absent with notice for that meeting.

Formal Site Plan Review – Brittany Tucci and Breeana Spaulding  
– 1184 Maine Street – Map 39 Lot 8

Member Greenwood moved to approve the Findings of Fact. Member Skilling seconded the motion. Discussion: None    Vote: 4-yes 0-no 1-abstained.  
Member Weinberg abstained as he was absent with notice for that meeting.

Formal Site Plan Review – Debra and Anna Lapre – 1171 Maine Street  
– Map 39 Lot 19

Member Skilling moved to approve the Findings of Fact. Alternate Member Walker seconded the motion. Discussion: None    Vote: 3-yes 0-no 2-abstained  
Members Weinberg and Greenwood abstained as they were both absent with notice for that meeting.

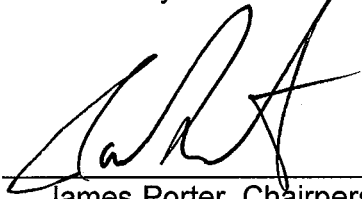
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**ANY OTHER BUSINESS** – None

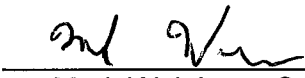
**ADJOURN** – Member Greenwood moved to adjourn the meeting at 8:28 pm. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill

Planning Board

  
James Porter, Chairperson

  
George Greenwood, Member

  
Mark Weinberg, Secretary

Absent with Notice  
Stephane Floyd, Vice Chairperson

  
Cheryl Skilling, Member

James Walker, Alternate Member

