

**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
**December 10, 2019**  
**Approved on 1/14, 2020**

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

**MINUTES** – November 26, 2019 – Member Greenwood moved to approve the minutes with a minor correction. Member Floyd seconded the motion.

Discussion: None    Vote: 5-yes 0-no

**COMMUNICATIONS** – None

**OLD BUSINESS** –

Formal Site Plan Review – Adam Mocciola – 46 Mechanic Falls Road – Map 12 Lot 16A  
Adam Mocciola presented the new information to the Board. The Board has requested the following additional information from Mr. Mocciola: measurements from the front porch to the boundary line, a new HHE-200 cover page with current information for the business and residence, an exact drawing of the planned parking area, and an updated application with changes and updates discussed at the meeting.

Member Greenwood moved to table the application pending the requested information. Member Floyd seconded the motion. Discussion: None    Vote: 5-yes 0-no

**NEW BUSINESS** –

Formal Site Plan Review – Brent LeClerc – 462 Megquier Hill Road – Map 17 Lot 20A – Backlot

Stuart Davis of Davis Land Surveying presented the project to the Board. The Applicant is requesting two waivers from the Board.

The first waiver request is for a reduction from the 100-feet minimum distance to  $\pm 54$  feet from the existing driveway to the newly proposed back lot right of way to allow for the existing driveway to the front lot to continue to be used in its existing location.

The second waivers request is for the minimum right of way width be reduced from 60-ft-wide to 50-ft-wide.

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 approve the Formal Site Plan Review with the following conditions: the public hearing is waived, the site walk is waived, and the two waivers requested by the Applicant are approved. Member Weinberg seconded the motion.

Discussion: None    Vote: 5-yes 0-no

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Findings of Fact and Conclusions of law for:

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

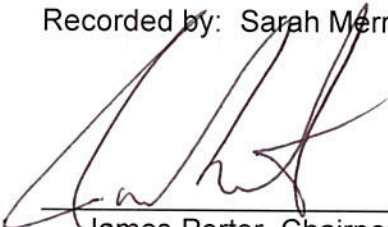
Member Greenwood moved to approve the Findings of Fact. Member Weinberg seconded the motion. Discussion: None    Vote: 5-yes 0-no


**ANY OTHER BUSINESS** – None

**ADJOURN** – Member Floyd moved to adjourn the meeting at 9:00 pm. Member Weinberg 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

  
Stephanie Floyd, Vice Chairperson

  
Cheryl Skilling, Member

Not a Voting Member for this Meeting  
James Walker, Alternate Member