

**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
**December 8, 2020**  
**Approved on 12/22, 2020**

**CALL TO ORDER** – Chairperson James Porter called the meeting to order at 7:00pm with Members Cheryl Skilling, Stephanie Floyd, George Greenwood, James Walker, CEO Scott Neal, and Sarah Merrill present.

**MINUTES** – October 27, 2020 – Member Floyd moved to approve the minutes. Member Walker seconded the motion. Discussion: None    Vote: 4-yes 0-no 1-abstained (Member Greenwood abstained as he was not present at that meeting.)

November 10, 2020 – Member Greenwood moved to approve the minutes. Member Walker seconded the motion. Discussion: None    Vote: 3-yes 0-no 2-abstained (Members Skilling and Floyd abstained as they were not present at that meeting.)

**COMMUNICATIONS** – None

**OLD BUSINESS** – Formal Site Plan Review – NextGrid – Lewiston Junction Road – Map 3 Lot 9A

On June 9, 2020 NextGrid was given conditional approval for their solar project. For full approval, the Applicant would need to come back to the Board with a full survey, full stormwater plan, a road name application, and the road will be twenty feet wide (20') as per CLUC requirements. Gil Paquette of VHB presented the requested information to the Board.

Member Greenwood moved to approve the road name application. Member Walker seconded the motion. Discussion: None    Vote: 5-yes 0-no

Member Greenwood moved to approve the Formal Site Plan Review. Member Floyd seconded the motion. Discussion: None    Vote: 5-yes 0-no

**NEW BUSINESS** – Shoreland Zoning Application – Gerald and Margaret Dugal – 49 Mountain View Drive – Map 49 Lot 31

No one was at the meeting to present the project to the Board. The Board went on to the next application and waited until the end of the meeting to see if anyone would show.

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

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Shoreland Zoning Application – Peter and Jane Savas – 219 Black Island Road  
– Map 25 Lot 27

Rick Jones of Jones Associates and Kevin Browne of Kevin Browne Architecture presented the project to the Board. The Applicant would like to tear down the existing house and build a new house further from the resource. Mainly the Applicant would like to know if what they want to do is on the right track or if the Board would like them to make major changes. A neighbor asked several questions regarding the project. The Board thinks the Applicant is on the right track.

Member Greenwood moved to table the application. Member Walker seconded the motion. Discussion: None    Vote: 5-yes 0--no

Findings of Fact and Conclusions of Law for:

Formal Shoreland Zoning Application – Range Pond State Park, State of Maine,  
Dept. of Agriculture, Conservation and Forestry, Bureau of Parks and  
Lands – 26 State Park Road – Map 6 Lot 40A

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

Formal Site Plan Review – Affordable Homes, Inc – Poland Corner Road  
– Map 11 Lot 5

The Board realized that the approval that was given for residents of both Northern Springs and Maplewood to be allowed to rent the storage units isn't allowed under the CLUC. Only the residents of Northern Springs and the Owner may rent/use the storage units. The Board would like a cover letter stating this included with the Findings of Fact sent to the Owner.

Member Greenwood moved to approve with Findings of Fact with a cover letter. Member Floyd seconded the motion. Discussion: None    Vote: 5-yes 0-no


**ANY OTHER BUSINESS** – Ms. Merrill went over the schedule for CLUC Amendments in January 2021 and that the Board may have to go to Zoom meetings if COVID-19 continues to increase and in person meetings can't happen.

**ADJOURN** – Member Floyd moved to adjourn the meeting @ 8:30pm. Member Greenwood seconded the motion. Discussion: None    Vote: 5-yes 0-no

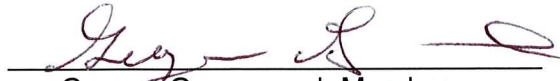
Recorded by: Sarah Merrill

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Planning Board



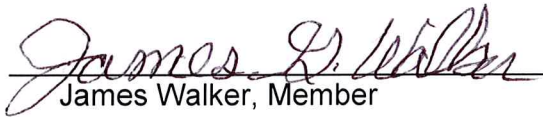
James Porter, Chairperson



George Greenwood, Member

Stephane Floyd, Vice Chairperson

Cheryl Skilling, Member



James Walker, Member