

**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
**April 13, 2021**  
**Approved on 4/27, 2021**

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

**MINUTES** – March 23, 2021 – They will be held until the next meeting where there is a quorum present from that meeting to sign the minutes.

**COMMUNICATIONS** – None

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

Stuart Davis of Davis Land Surveying presented the project to the Board. The Dugal's were approved for a deck of a certain size in 2019 and the deck was built larger than approved. The Dugal's would like to keep the larger deck. Mr. Davis asked the Board to consider walkways/pathways as a structure. After much discussion by the Board, they rejected this argument.

Member Skilling moved to approve the checklist as complete. Member Walker seconded the motion. Discussion: None    Vote: 3-yes 1-no

Member Skilling moved to require the Applicant's to make the deck conform with the size approved by the Board in 2019. Member Walker seconded the motion.  
Discussion: None    Vote: 3-yes 1-no

**NEW BUSINESS** – Preliminary Major Subdivision Application – Auburn Residential Development Corporation – Maine Street (Route 26) – Map 6 Lot 47E

Dylan Stuart from Sebago Technics and Nick Charneski and Martin Szydlowski from Auburn Housing presented the project to the Board. The Applicant would like to build a 24 unit elderly housing development.

The CLUC says that you can't have more than 15 units/dwellings on a dead end street. There is debate as to whether this section can be waived with conditions. The Board would like CEO Neal to contact the Town Attorney and check on this.

Member Greenwood moved to table the application pending information from the Town Attorney on the waiver. Member Walker seconded the motion. Discussion: None  
Vote: 4-yes 0-no

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Formal Shoreland Zoning Application – Daniel Ryan – 117 Loon Point Lane  
– Map 47 Lot 16

Stuart Davis of Davis Land Surveying presented the project to the Board. The Ryan's would like to build an addition, add a new open porch, expand the deck, and add a screened porch.

Member Greenwood moved to approve the checklist as complete. Member Walker seconded the motion. Discussion: None     Vote: 4-yes 0-no

Member Greenwood moved to approve the Formal Shoreland Zoning Application with the following conditions: the public hearing is waived, and the site walk is waived. Member Walker seconded the motion. Discussion: None     Vote: 4-yes 0-no

Sketch Plan Review – Dollar General – Maine Street – Map 15 Lot 18B Sublot 1  
The Applicant requested that this be tabled until May 11, 2021.

Member Greenwood moved to table the application until May 11, 2021. Member Walker seconded the motion. Discussion: None     Vote: 4-yes 0-no

Formal Shoreland Zoning Application – Camp Connor/ Town of Poland – 70 & 102  
Connor Lane – Map 6 Lots 18B and 18C

CEO Neal presented the project to the Board on behalf of Scott Segal of the Poland Parks and Recreation Department. Mr. Segal would like to remove a dirt berm at Camp Connor so there is more space for campers and because the berm is causing water to flow straight down into the lake. Part of the berm is on Town land and some is on land owned by Special Olympics Maine. Special Olympics Maine has verbally given approval to remove the berm and is having their attorney draft a letter confirming this.

Member Greenwood moved to approve the checklist as complete. Member Skilling seconded the motion. Discussion: None     Vote: 4-yes 0-no

Member Greenwood moved to approve the Formal Shoreland Zoning Application with the following conditions: the public hearing is waived, the site walk is waived, and Special Olympics Maine must give the letter of consent. Member Walker seconded the motion. Discussion: None     Vote: 4-yes 0-no

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Findings of Fact and Conclusions of Law for:

Formal Site Plan Review – UC Properties/Forever Green – Maine Street  
– Map 6 Lot 47 Sub-lot 3

There isn't a quorum of members from this meeting to approve the Findings of Fact. Member Greenwood moved to table the minutes until there is a quorum. Member Walker seconded the motion. Discussion: None    Vote: 4-yes 0-no

**ANY OTHER BUSINESS** – None

**ADJOURN** – Member Greenwood moved to adjourn the meeting at 8:57 pm. Member Walker seconded the motion. Discussion: None    Vote: 4-yes 0-no

Recorded by: Sarah Merrill

Planning Board

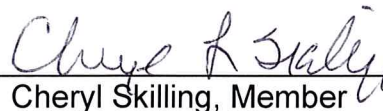
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Absent with Notice

James Porter, Chairperson

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George Greenwood, Member

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Stephane Floyd, Vice Chairperson

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Cheryl Skilling, Member

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James Walker, Member