

**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
**May 25, 2021**  
Approved on 6/8, 2021

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

**MINUTES** – May 11, 2021 – Member Greenwood moved to approve the minutes. Member Walker seconded the motion. Discussion: None    Vote: 5-yes 0-no

**COMMUNICATIONS** – None

**OLD BUSINESS** – None

**NEW BUSINESS** – Sketch Plan Review – Kenneth and Nathaniel Sayward/ Sayward's Tree & Landscaping Co. – 0 Mechanic Falls Road – Map 12 Lot 50

Kenneth and Rebecca Sayward presented the project to the Board. The Sayward's would like to build a building to grow seedlings for their landscaping business with an accessory apartment.

The Board went through the information that is needed in a formal application. The Sayward's will need to create road frontage for the property.

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

**Final 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 represented the project before the Board. The Applicant is requesting two waivers – the first is to waive the requirement that there can be no more than 15 houses on a dead end road and second is to waive the wetland setback. The Board has agreed to these waivers with conditions because of the zone the project is in with water and sewer etc.

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

Member Greenwood moved to approve the Final Major Subdivision Application with the following waivers and conditions: the requirement that no more than 15 units/dwellings can be built on a dead end street is waived, the wetland setback is waived, the public hearing is waived, and the site walk is waived, a new fire hydrant must be placed on the site, the road must be designed and constructed to minor street design standards, any

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expansion beyond the 24 units/dwellings will require a second entrance, and any change from the approved use of elderly housing would require a second entrance. Member Floyd seconded the motion. Discussion: None    Vote: 5-yes 0-no

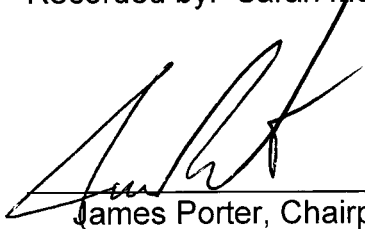
Member Greenwood moved to approve Amity Avenue as the road name. Member Skilling seconded the motion. Discussion: None    Vote: 5-yes 0-no

**ANY OTHER BUSINESS** – Starting June 8, 2021, the planning board meetings will be held in the Town Office Conference room with no mask or social distancing requirements.

**ADJOURN** – Member Greenwood moved to adjourn the meeting at 8:11 pm. Member Floyd seconded the motion. Discussion: None    Vote: 5-yes 0-no

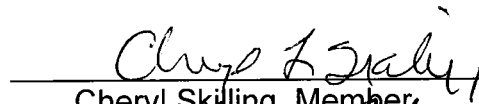
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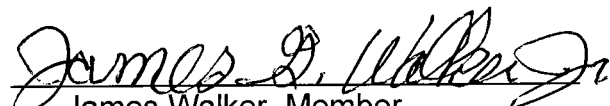
Planning Board

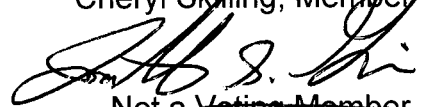
  
James Porter, Chairperson

  
George Greenwood, Member

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Stephane Floyd, Vice Chairperson

  
Cheryl Skilling, Member

  
James Walker, Member

  
Not a Voting Member  
Jonathan Gilson, Alternate Member