

POLAND PLANNING BOARD
MINUTES OF MEETING
June 8, 2021
Approved on 6/22, 2021

CALL TO ORDER – Chairperson James Porter called the meeting to order at 7:00pm with Members Cheryl Skilling, George Greenwood, James Walker, Alternate Member Jon Gilson, and CEO Scott Neal present. Alternate Member Gilson is a voting member for this meeting. Member Stephanie Floyd is absent with notice.

MINUTES – May 25, 2021 – Member Greenwood moved to approve the minutes. Member Walker seconded the motion. Discussion: None Vote: 5-yes 0-no

COMMUNICATIONS – None

OLD BUSINESS – Formal Site Plan Review – Pike Industries, Inc. – 164 Spring Water Road – Map 1 Lot 12

Justin Zdunczyk of Pike industries presented the updated information to the Board.

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, and the site walk is waived. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

NEW BUSINESS – Formal Site Plan Review – Black Cat Holdings, LLC – 840 Bakerstown Road – Map 9 Lot 13

Norm Chamberlain of Walsh Engineering presented the project to the Board. The Applicant would like to convert the existing store into a restaurant with indoor seating and create a 600 sq. ft. patio for outside seating. It would mostly be takeout. Parking would be in the existing gravel area for at least 18 vehicles. The parking area would not be paved. The Applicant will be using the existing entrance on Route 11 and requesting a highway entrance permit from MDOT because there's a change of use. The stone walls are staying.

CEO Neal wants to know if the parking area can be in the setback area of the property. This will have to be answered before permits can be given.

This project is going to be done in phases with the restaurant opening this year and the patio opening next year.

The Applicant still needs a review by the Fire Marshal's Office. This will need to be done before they can get permits.

Kathie and Emily Bolduc of Black Cat Holdings, LLC are in attendance and talked a little about the project. They will also have a bar in the restaurant. The hours of operation are

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7:00 am – 8:00 pm Monday through Sunday. Signage will be on the building where the original sign is and on the existing signpost.

The Board would like a map showing the leased area on the 160 acre property for future reference. Also, unless CEO Neal can find an accepted site plan showing parking in the front of the building, they will need to have parking on the side of the building and no parking signs along the front.

Lighting will be full cut off lighting on the building with no lighting in the parking lot.

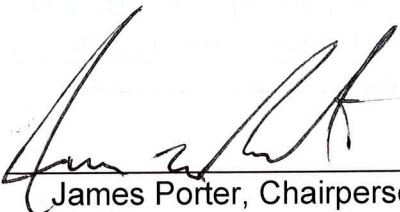
Member Greenwood moved to approve the checklist as complete. Member Walker seconded the motion. Discussion: None Vote: 5-yes 0-no

Member Greenwood moved to approve the Formal Site Plan Review with the following conditions: the public hearing is waived, the site walk is waived, revised site plans showing the area being leased from the overall property, amend the application to show the correct zone, and parking will be on the side of the building unless a previous site plan is found showing it in the front. Alternate Member Gilson seconded the motion. Discussion: None Vote: 5-yes 0-no

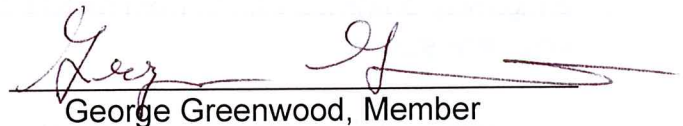
ANY OTHER BUSINESS – The Board discussed a letter sent to the Board.

ADJOURN – Member Walker moved to adjourn at 7:57 pm. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill


James Porter, Chairperson

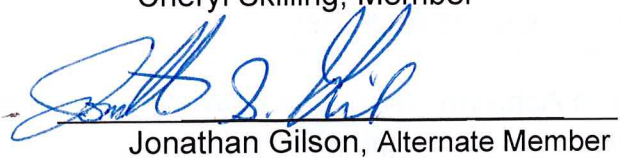
Planning Board


George Greenwood, Member

Absent with Notice
Stephane Floyd, Vice Chairperson

Cheryl Skilling, Member


James Walker, Member


Jonathan Gilson, Alternate Member