

POLAND PLANNING BOARD
MINUTES OF MEETING
June 26, 2018
Approved on 7/10/18, 2018

CALL TO ORDER – Chairperson Porter called the meeting to order at 7:00pm with Members Mark Weinberg, Dawn Dyer, George Greenwood, and Stephanie Floyd (a voting member for this meeting) present. Member Alex Duff absent without notice.

MINUTES – June 12, 2018 - Member Greenwood moved to accept the minutes with the change. Member Floyd seconded the motion. Discussion: Member Dyer gave notice via email before the start of the meeting. The minutes were changed to show she was absent with notice. Vote: 5-yes 0-no

COMMUNICATIONS – Complaint about 18 Hines Road – Map 6 Lot 48C
This was in the electronic packet but not in the hard copy. A hard copy was provided to all of the members. Medical marijuana is governed by State law and there's not much that the Town can do. Add this issue to look at and review in the workshop for next year's Town Meeting.

OLD BUSINESS – None

NEW BUSINESS – St. Mary's Regional Center – 1230 Maine Street – Map 40 Lot 14
Member Weinberg made it known there may be a potential conflict of interest for him because he volunteers at St. Mary's in Lewiston. He doesn't feel there's a conflict and that he can review the project fairly. The Board agreed.

Mike Gotto is representing St. Mary's which is looking to expand the medical center. Mr. Gotto went through the current plan and design drawings. The project looks fine so far as long as they make sure they are meeting the design standards.

Member Dyer moved that the sketch plan application be accepted as complete. Member Weinberg seconded the motion. Discussion: The Board waived the requirements for: a traffic study, site inspection, and public hearing. Vote: 5-yes 0-no

Minor Subdivision Application – 188 Brown Road – Map 15 Lot 34 Sub-lot 2
Stuart Davis is representing Mr. and Mrs. Jackson. There are some errors in the application submitted. The setbacks are incorrect, the total lot size is incorrect, and a couple other minor things. Mr. Davis corrected these things in a new application and gave it to the Board. There are also some things missing in the site plan submitted. The recording information, the signature block, a few labels on the turnaround, and some drafting technique preferences.

This is part of a subdivision created in 1991. The Jackson's bought all of Lot 2 and they now want to subdivide the lot. They are willing to make the private road 20' wide with a turnaround and have the driveway come off the end. There is no engineered plan for the road.

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The private road will have to be named and the name approved. They can get the form from the Code Enforcement Office.

The Jackson's will continue to maintain the private road; no maintenance agreement is required because these lots are part of a larger subdivision, the neighbor has a legal right of way, and the neighbor can't be required to sign a maintenance agreement.

Member Greenwood moved that the minor subdivision submissions checklist be accepted as complete with the following conditions: that an engineered driveway design is not required, that a hydrological study is not required, that contours submitted tonight are sufficient, that in naming the private road it is up to the applicant to complete that process, and that Mr. Davis send the Code Enforcement Office an updated packet with all the corrections. Member Floyd seconded the motion. Discussion: None Vote: 5-yes 0-no

Member Greenwood moved that the minor subdivision application be accepted as complete with the same conditions as the submissions checklist and the Board accept the revised plan that is being presented tonight. Member Weinberg seconded the motion.

Discussion: Whether a third-party review of the compaction of the road is necessary or if a letter from the homeowner about how the road is to be built and a letter from an engineer saying that an engineered driveway design is overkill is enough to satisfy the CLUC requirements. The Board asked the homeowner which of the two options he preferred, and he chose to get the letter from an engineer and from himself.

After the discussion the following conditions were added to the approval: that the Code Enforcement Office receive a letter from a licensed engineer stating that an engineered road plan is not necessary, would be overkill, and can safely be built the way the homeowner is proposing it be built. Also, a letter from the homeowner specifying how he plans to build the road. Mr. Davis will also add language on the plans that a waiver on the road has been granted and the road can never be accepted as a public road. Once the letters are received the board members will come in and sign the updated plans. After all the conditions are met and a quorum of the Board has signed the plans then the road may be built. Vote: 5-yes 0-no

ANY OTHER BUSINESS –

Findings of Fact and Conclusions of Law from October 24, 2017

The Findings written up by the third-party were reviewed and signed by the Board. They will be sent to the parties requesting them.

Member of the Audience – Jesse Childs came to the meeting to discuss changing the CLUC to allow two sided LED animated signage. The question is whether there is enough

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time to get the language crafted, hold the public hearing, and get notifications etc. done in time for the special town meeting tentatively scheduled on September 12, 2018. Sarah Merrill was asked to work with Nikki Pratt to determine what the timeline for this process is and to notify the Board via email. This issue will be added to the next meeting agenda. If there isn't enough time to get this issue on the warrant for the special town meeting, then Mr. Childs would like to put it on the agenda for the regular town meeting in April.

Poland Corner Road Water Main Extension


The Board was presented with a letter from Town Manager Matt Garside regarding the Poland Corner Road water main extension. The purpose of the letter is to show that the Board is aware of the project and that the project is not in general conflict with what the Town allows. The Board signed the letter.

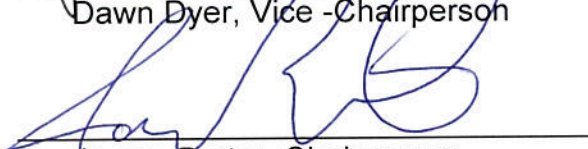
ADJOURN – Member Greenwood moved to adjourn at 9:18pm. Member Floyd seconded the motion. Discussion: None Vote: 5-yes 0-no


Recorded by: Sarah Merrill

Planning Board

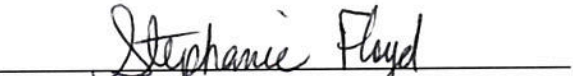


Dawn Dyer, Vice -Chairperson

Alex Duff, Member

James Porter, Chairperson

George Greenwood, Member

Mark Weinberg, Member

Stephanie Floyd, Alternate