

POLAND PLANNING BOARD
MINUTES OF MEETING
October 12, 2021
Approved on 10/26, 2021

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

MINUTES – September 28, 2021 – Member Porter 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 – 1484 Maine Street – Dollar General
– Map 15 Lot 18B Sub-lots 2 and 3

Chris Nadeau of Nobis Group and Matt Casey of Zaremba Group presented the Applicants response to comments to the Board. The Applicant will need to change the chain link fence to a different material, move the cupola to the middle of the building, and install more islands in the parking lot with a sloped curb.

The checklist was approved by the Board at the August 24, 2021, meeting.

Member Porter moved to approve the Formal Site Plan Review with the following conditions: the public hearing is waived, the site walk is waived, the chain link fence will be changed to a different material, the cupola will be moved to the middle of the building, the grading easement will be fixed, and more islands will be added to the parking lot with a sloped curb. Member Gilson seconded the motion. Discussion: None
Vote: 5-yes 0-no

Formal Site Plan Review – Blue Triton Brands, Inc d/b/a Poland Spring Bottling Co.
– 109 Poland Spring Drive – Map 6 Lots 40B and 41

Stephanie Hubbard of Wright-Pierce presented the Applicants response to comments to the Board.

The checklist was approved by the Board at the August 24, 2021, meeting.

Member Porter moved to approve the Formal Site Plan Review with the following conditions: the public hearing is waived, the site walk is waived, the lighting requirements are waived, and the project must be approved by the DEP. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

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NEW BUSINESS –

Formal Shoreland Zoning Application – Kenneth and Jacqueline Bard
– 125 Loon Point Lane – Map 47 Lot 15

Stuart Davis of Davis Land Surveying and Kenneth Bard presented the project to the Board. The Bards would like to add an addition and add decks onto the existing home. CEO Neal stated that there is an issue with a portion of the existing deck and the proposed deck being within the 100' setback. The Board approved the proposed deck expansion within the 100' setback.

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

Member Porter moved to approve the Formal Shoreland Zoning Application with the following conditions: the public hearing is waived, the site walk is waived, a new map showing the position of the septic system must be given, and the Applicant is not required to register the plan with the Registry of Deeds. Member Gilson seconded the motion. Discussion: None Vote: 5-yes 0-no

Formal Shoreland Zoning Application – Deborah Harmon – 155 Birch Drive
– Map 44 Lot 79

Deborah Harmon and David Corcoran presented the project to the Board. Ms. Harmon would like to repair/replace her deck and move it further back from the resource.

Gary Carr an abutter to the property spoke on behalf of the project.

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

Member Porter moved to approve the Formal Shoreland Zoning Application 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

Findings of Fact and Conclusions of Law for:

Formal Site Plan Review – Joseph Cimino – 481 Maine Street
– Map 6 Lot 47 Sublot 1

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

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Formal Site Plan Review – J.M. Morin Earthworks, Inc – 108/112 Mechanic Falls
Road – Map 12 Lot 23A

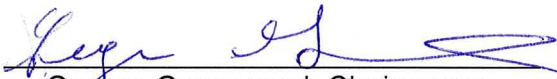
Member Porter moved to approve the Findings of Fact. Member Walker
seconded the motion. Discussion: None Vote: 5-yes 0-no

ANY OTHER BUSINESS – None

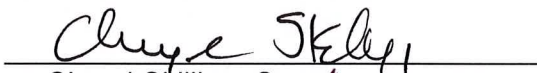
ADJOURN – Member Porter moved to adjourn the meeting at 8:23 pm. Member Walker
seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill


Planning Board


George Greenwood, Chairperson


James Porter, Vice Chairperson


Cheryl Skilling, Secretary


James Walker, Member


Jonathan Gilson, Member