

**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
**April 12, 2022**  
Approved on 4-26-22, 2022

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

**MINUTES** – March 22, 2022 – Member Porter moved to approve the minutes. Member Skilling seconded the motion. Discussion: None    Vote: 4-yes 0-no (Member Walker was not present for this vote.)

**COMMUNICATIONS** – None

**OLD BUSINESS** – None

**NEW BUSINESS** – Minor Subdivision Application – Lawrence Roakes – Knoll Road – Map 13 Lot 35

Stuart Davis of Davis Land Surveying, Tim Michaud of Terradyn Consultants, LLC, and Larry Roakes presented the project to the Board. Mr. Roakes would like to build a three lot subdivision. This is the first phase of a potential larger subdivision plan.

The stormwater is for the whole road, all the way to Lot 7 which is part of the third phase. On the Board's earlier suggestion the temporary turn around has been put on the 60 foot right-of-way, between Lot 2 and Lot 3, which is now being called Lynn's Way. There is a question as to whether the whole road needs to be built out now or if can be done only to the end of phase one. There should be notes put on the plan about the other parcels in the other phases for future reference.

There is concern about the deer wintering area at the far end of the property. A Maine State Biologist from Inland Fisheries will be contacted to come out to assess and give a report.

Member Porter moved to table the Minor Subdivision Application pending further information as discussed in the meeting. Member Skilling seconded the motion. Discussion: None    Vote: 5-yes 0-no

Findings of Fact and Conclusions of Law for:

Formal Site Plan – BD Solar Auburn, LLC - Northwest of Lewiston Junction Road – Map 4 Lots 16 and 15-1

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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**ANY OTHER BUSINESS** – The Board would like to have large copies of the project maps in all the packets.


**ADJOURN** – Member Gilson moved to adjourn at 8:03 pm. Member Porter seconded the motion. Discussion: None    Vote: 5-yes 0-no

Recorded by: Sarah Merrill


Planning Board

  
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George Greenwood, Chairperson

  
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James Porter, Vice Chairperson

  
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Cheryl Skilling, Secretary

  
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James Walker, Member

  
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Jonathan Gilson, Member